

Reynolds Farm Condominium Association  
Minutes recorded for the Monthly Board of Directors Meeting,  
July 13, 2015 at 927 Reynolds Farm Lane

In attendance: Al Orendorff- Trio Property Management, Bonnie Prushnok-Vice President, Jeff Schwander-Treasurer, Rick Marsh-Secretary, Rita Gee-Director, and Sue Wintersteen-homeowner.

- 1) **Call to Order:** The meeting was called to order at 6:33 PM by Bonnie Prushnok;
- 2) **Approval of Minutes:** Minutes for the June board meeting were reviewed, and approved by Jeff making the motion to accept the minutes as written, and Rita seconding the motion, and the board passing the motion unanimously;
- 3) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
  - a) Receivables: All are mostly paid up with the exception of Unit 942. 942 called to get an update on the total amount owed so he can bring it current. Unit 946 is still short paid by \$135.00
  - b) Banking: \$ 15,000.00 was transferred to a new Prime Savings account and is shown on the financials at the bottom of the income Expense report.
  - c) Financials: The financials are complete for the 2014-2015 fiscal year. The year was completed approximately \$ 15,000.00 under budgeted expenses. Reserves now stand at \$ 147,729.21.
  - d) Barn: There were no changes in occupancy. Please contact Joe Busacca (Unit 948) at 303-776-0168 to get on the waiting list.
  - e) Irrigation System: The irrigation system was tested for leaks, and specific drip and sprinkler zones were adjusted and repaired. The 9<sup>th</sup> street sidewalk overflow was reduced, however it cannot be fully eliminated since the water needs to get to the edge of the grass by the sidewalk.  
Several landscape and irrigation companies have been contacted regarding the NGLA grant proposal. A number of companies declined to bid due to their workload and the late start that many of the companies are dealing with. Al and Rita will continue to try for more bidders.
  - f) Buildings and repairs: Many units are getting water on the backside of the siding, which has resulted in swelling of the siding. This was first discovered in unit 985, but is showing in other units in the complex, after a brief survey. Vince will survey the rest of the property and make a priority list of the buildings that will need support. Repairs made include 2 roof vent stacks replaced on 948, and clearing debris from the gutters on Unit 958.
  - g) Roofing: Exterior Solutions has provided a report on the roofs, which supports the reserve study findings that we really have only 3 years of life left in the roofs. Exterior Solutions was asked to provide a cost estimate to the replace with the same shingle, so that a comparison can be made with the reserve study cost. When the roofs are replaced, the gutters and downspouts will need to be replaced, along with weather and ice shield and gutter flashing.

- h) Tree issues: It was suggested that the dying aspen tree on the east side of 931 be left as a trellis to help support the vine behind it.
- i) Reserve Study: A preliminary report was received and forwarded to all Board members for review.

**4) Old Business:**

- a) Reserve Study Implications: Board to review and make recommendations. How can the board meet its' fiduciary responsibilities? There is an HOA training seminar in the evening on July 23<sup>rd</sup> entitled, "Funding your Reserve".
- b) 2016 Budget and Dues increase: The 2015-2016 budget was approved by the board via an e-mail vote on July 20<sup>th</sup>. The increase in dues will help to offset rising Insurance and water fees that have been incurred, and allow the HOA to continue with some of the lesser maintenance costs (fences, window trim, siding repair, etc.). It will also allow for a consistent contribution to the reserve fund.
- c) Prioritizing Infrastructure Repairs: The board is in the process of prioritizing infrastructure repairs and work based on most important to least important, yet necessary...roofs, siding, road repair, concrete, etc.
- d) CCR's final revisions are being made so they can be distributed prior to the annual meeting.
- e) Annual meeting: The annual meeting will be at the Senior Center on August 10<sup>th</sup>. Reynolds Farm was able to get \$ 150.00 from NGLA to help offset the costs of the food at the Annual meeting. This year, the meeting will focus on the dues increase, CCR adoption, Reserve Study, how the HOA will meet its' obligations.
- f) Security Cameras: Jeff will work coordinate with Krystle to get the security camera's operating and recording properly.
- g) Other Business: NextLight (high speed internet) is requiring utility locates from City of Longmont, Century Link and Comcast prior to any boring work being done in the neighborhood. Reynolds Farm will also need to sign a release in case there is any damage to sprinkler lines (Items that cannot be located).

**5) New Business:**

- a) August Board Meeting: the board meeting will be a week earlier than normal (8/3/2015) leaving the 10<sup>th</sup> open for the Annual meeting.
- b) NGLA Report: There was one comment recommending when placing the garbage and recycle containers by the curb to leave some space between the containers. Otherwise the city crews cannot grab the containers with their trucks.
- c) ACC Requests: No new requests, but # 940 was completed and signed by the Architectural Committee.
- d) Homeowners Comments: None

**6) Community Input:** None

- 7) Adjournment:** The meeting was adjourned at 7:53. Next meeting will be Monday, August 3<sup>rd</sup> at 6:30 PM at John Dollar's home (Unit # 930).