

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
June 8, 2015 at 930 Reynolds Farm Lane

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

- 1) **Call to Order:** The meeting was called to order at 6:36 PM by John Dollar;
- 2) **Approval of Minutes:** Minutes for the April board meeting were reviewed, and approved with Gina 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. Units 946 and 963 paid short, therefore no late fees were added.
 - b) Banking: The \$150.00 check that was sent February 9th refunding the security deposit for Moxness in 977, showed up at Trio Property Management prior to tonight's meeting.
 - c) Financials: Unable to provide a complete report due to lack of financial statements from the banks, etc. *Please note-Al did forward to the board following the meeting.
 - 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. Turf Paradise is making the necessary repairs. The system has remained off due to the excess rain, which is saving the HOA money. Have yet to receive the June City invoices, therefore any water fee savings is hard to quantify.
Several landscape and irrigation companies have been contacted regarding the NGLA grant proposal. A number of companies declined to bid, however, Turf Paradise will bid. Al has reached out to some other companies to see if they are interested in bidding on the NGLA Grant Proposal.
 - 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 included setting splash blocks and adjusting downspouts to move water away from foundations along 9th avenue. # 913-Remove 1 post, replace 2 pickets, prime and paint; # 915-Replaced 3 porch posts, prime and paint; # 917-re-installed gate bolts and latch; # 925-downspout and gutter repair along with fascia painting; # 947-Caulked flashing around leaking hot water tank vent; # 985 – Replace exterior window trim and flashing.

- g) Roofing: AI has asked Exterior Solutions to evaluate the roofing and ventilation throughout the complex to determine life expectancy of the roofs along with suggestions to address any ventilation issues noted.
- h) Landscaping: Jeff Schwander and Bob Gardinier pulled-up the juniper roots from the east side of Unit #948 garage. These were the juniper bushes that we removed 6 weeks prior due to them pinching the sprinkler system.
- i) Cottonwood trees: The tree behind Unit # 953 was cut down. We are now waiting on 3 D tree service to schedule grinding of the stump. There are other trees that need to be cut down on the property. The board decided that it would be best to make a list of trees to come down and stumps needing to be grinded, and complete all at the same time. There are also a number of trees on the Apartment side of the fence that are starting to impact growth on the Reynold's Farm side.
- j) Reserve Study: The folks from Aspen Reserve will be on-site Thursday, the 11th of June to do an updated survey for the reserve study. AI has requested that they also pay close attention to the roofs, which appear to be showing definite aging.

4) Old Business:

- a) CCR's are being completed in time for the annual meeting in August. The board brought up the subject of changing the quantity of board members in the bylaws to reflect an odd number. Right now, the HOA Board is made up of an even number of members, whereby a vote could potentially end in a tie. An odd number of board members would eliminate the potential of a tie-vote.
- b) 2016 Budget and Dues increase: Insurance costs are going up 10% to 20%, the City is raising water costs by 20+%, although the property has been maintained well, there are infrastructure issues that are beginning to take their toll. In order to keep up with the increased maintenance costs (fences, window trim, siding repair), maintaining the reserve fund in an adequate financial position, and managing the rest of the increases, the HOA board sees no other way but to increase the monthly dues to \$ 220.00/month. A motion was made by John Dollar and seconded by Jeff Schwander, with the board voting unanimously to adopt and recommend to the membership, the new monthly dues. Reynolds Farm plans to implement the dues increase in the September time frame, after ratification of the budget by the HOA membership.
- c) Garage Sale: Thanks to Gina for getting the Neighborhood garage Sale advertising in to the Time call. It's looking like the weather will be good on Saturday, June 13th.
- d) Annual meeting: The annual meeting will be at the Senior Center on August 10th. 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 CCR adoption, Reserve Study, and the dues increase.
- e) Security Cameras: Since Joe and Sandra have just arrived back in town, Jeff will work with Joe to get the security camera's operating and recording properly.
- f) Other Business: The HOA board discussed moving some of the operational funds into the Reserve account. John Dollar made the motion to move \$ 15,000.00 into the reserve account. Bonnie seconded the motion, and all in attendance voted in favor of the motion.

5) New Business:

- a) Upcoming HOA Training: On July 23rd at 7 PM will be training on “Funding Your Reserves”
- b) NGLA Report: Nothing new from NGLA, other than the grant of \$ 150.00 to use for food at the annual meeting.
- c) Property Management fee Increase: John brought up increasing Trio Property Management’s fee by \$ 50.00/Month. John made the motion, Rita seconded the motion, and the board adopted the motion in a 5 to 1 vote in favor.
- d) ACC Requests: No new requests, but they are quite frequent and will be handled as they come up.
- e) Homeowners Comments: The homeowner in 959 made mention of all the dead needles on the pine trees by her unit. An unusually cold snap in November is what caused many of the trees to lose some of their needles and look as though they were dying.

6) Community Input: None

- 7) Adjournment:** The meeting was adjourned at 8:25. Next meeting will be Monday, July 13th at 6:30 PM at Bonnie Prushnok’s home (Unit # 927).