

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
April 11, 2016 at 930 Reynolds Farm Lane

In attendance: Al Orendorff with Trio Property Management, John Dollar-President, Bonnie Prushnok-Vice President, Rick Marsh-Secretary, Jeff Schwander-Treasurer, Gina Underwood-Director.

- 1) **Call to Order:** The meeting was called to order by John Dollar at 6:32 PM;
- 2) **Approval of Minutes:** Minutes for the March '16, board meeting were reviewed. Bonnie made a motion to approve the minutes, with John seconding the motion, and the board unanimously approved the motion to accept the minutes as written with minor changes.
- 3) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) **Receivables:** Unit 963 and 907 have the largest delinquent accounts, as of the end of March, but the majority of delinquencies have been reduced. The change in the CCR's requiring payments be due the first of the month, and considered late on the 10th, is most likely the reason for the very small list of late payers. Al has begun alerting homeowners of their late payments, and will continue to send notices gently moving people to pay by the 10th.
 - b) **Financials:** Total expenses are running at 118.8 % of budget or \$16,246 *over* budget. There will be some adjustments once the movement in the barn has stabilized. Not until all the barn space changes take place will Al be able to calculate the net amount of the transfers and deposits/refunds, etc.
 - c) **Barn:** The electrical contractor (Stewart Electric) still has the barn garage door circuit on his list to complete.
 - d) **Roof Issue:** Squirrels have gotten into 919 through one of the roof vent jacks that has deteriorated, and through the siding at 931. Vince has the necessary repairs on his list. A Pest Control company has been contacted to set up traps to eradicate the animals.
 - e) **Landscape:** Clean-up, aeration and fertilization has been completed by Longs Peak. Tree limbs have been cleaned-up by Turf Paradise following the storm. 3D Tree walked the property and is providing a list to address the broken limbs and have suggested taking down the cottonwood behind 915 and the Russian Olive tree behind 953. The downed trees in the ditch will be left there to see if the ditch company will pick up the debris. If not, the HOA may have to address the tree debris at a later date. Long's Peak will start the sprinklers in May.
 - f) **Violation Notices:** - A Letter was sent to 932 for smoking nuisance. The HOA has not had a response. As a follow-up to the request for 951 to clean the oil stains off their driveway, nothing has been done. The HOA will hire the oil stain removal and send an invoice for the appropriate charges to the homeowner.

- g) **Other:** Vince inspected and repaired the flashing around the chimney's on 967 and 969. .
Blake is handling the railing addition at 967. A new rim joist and steps were required on the deck at 967.
Split rail Fencing repairs will be required near unit 955. Blake will handle these and some of the damage in the common area fencing when he returns from vacation in later May.

4) Old Business:

- a) **Review of Bylaws:** Molly has the revisions of the by-laws that the board discussed during the March meeting. She will make the revisions, and send back to the board for final approvals.
- b) **Rental waiting list:** As of April 11th, there are 8 Reynolds Farm HOA homeowners on the rental waiting list. No new homeowners have been added to the list.
- c) **NextLight Update:** There was no update on the NextLight high speed fiber network availability that the City of Longmont is having installed. Although the crews are getting closer to our neighborhood, and have almost completed the line on West Mountain View.
- d) **Update on Updating the Barn contract:** This is being modified. The main goal is to reduce the variations in the Deposit amounts, so that it is not so hard to track. One set Security deposit amount of \$ 150.00 is being considered.
- e) **Infrastructure Maintenance Inventory Status:** Most likely this will be moved into May, so that access to roofs, etc. is easier on everyone involved.
- f) **Committee Update:** Bonnie has a number of volunteers willing to help with the landscaping and planting efforts around the neighborhood. There was a discussion about getting more mulch for the gardens in the common area. Bonnie will get pricing and submit to the board for final approval.

5) New Business:

- a) **NGLA Report:** The HOA received a \$ 150.00 grant for the Annual meeting. The HOA has already reserved the meeting room at the Senior Center for the 8th of August, the 2nd Monday of the month.
- b) **ACC requests:** There were numerous Architectural Change forms submitted—931 wants to add a wooden privacy lattice on their back deck. 981 has submitted for a window replacement, and 967 has requested permission to install a handrail off the north deck. The ACC is also looking at the roof drainage on the north side in order to implement a gutter. 967 also requested a tree be planted in the common area between the ditch and the back deck. It was decided that it will create a problem for the mowers.
- c) **Painting schedule:** Building 8 is on the list for re-painting. The HOA will review the budget to see if there is sufficient funds to do another building.
- d) **Possible violations:** Already stated in "Manager's Report" itemized above.
- e) **Homeowners comments:** None that were reported, but the neighborhood needs to plan for the annual garage sale. Dates need to be picked.

6) Community Input: Nothing new.

7) Adjournment: The meeting was adjourned at 8:35 PM. The next meeting will be Monday, May 9th, at 6:30 PM at John Dollar's home (Unit # 930).