

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
December 12, 2016 at 952 Reynolds Farm Lane

In attendance: Al Orendorff with Trio Property Management, Rick Marsh–President, Bonnie Prushnok–Vice President, Jeff Schwander–Secretary, Sue Wintersteen–Treasurer, Gina Underwood–Board member. Kit from St. Andrews Yardscape

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:33 PM.
- 2) **Meeting with St. Andrews:** Kit from St. Andrews Yardscape attended the meeting. He presented information about the services they provide which includes turf/ground maintenance and snow removal.
- 3) **Lynette McClain of 969:** She has an issue with a lot of flies around her north main floor window. Vince will check for any leaks and seal if needed.
- 4) **Approval of Minutes:** Minutes for the October'16, board meeting were reviewed by all board members. Sue made a motion to approve the minutes as written, with Bonnie seconding the motion, and the board unanimously approved the motion.
- 5) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report–
 - a) **Receivables:** Receivables show an outstanding balance owed at the end of the month of \$4,920, this improved to a balance of \$905 as of the 11th. 963 and 946 continue to be behind and have been assessed late fees. We have an outstanding balance of HOA dues of over \$2200. Late fees have been assessed.
 - b) **Financials:** Current expenses are under budgeted expense at 87.8% or \$11,505 UNDER budget.
 - c) **Snow removal :** Turf Paradise and St. Andrews submitted bids for snow removal.

- d) **Trees** : Chris from Reinholdt Tree Care said that he can complete tree work in January.
- e) **Buildings**: Now that bees are gone with cold weather, siding work will be completed soon.
- f) **Gutters**: Gutters have been cleaned and patio areas blown clear of debris. Unit 957 was missed. Asset Builders, the gutter cleaning company, returned and cleaned it properly.
- g) **Concrete** : Still need bids for mudjacking sidewalk areas by 933 and 935. Al to contact Crackerjack mudjacking.
- h) **Violation Notices**: – None

6) **Old Business:**

- a) **Longs Peak Landscape** : Final payment sent.
- b) **Concrete repairs (933–935)**: Al to get bids for mudjacking sidewalks.
- c) **NGLA Respite Garden update**: 2016 NIP grant money from City of Longmont has been received.
- d) **NGLA Next grant proposal**: First draft for 2017 grant has been sent.
- e) **Maintenance Inventory**: Fence post behind barn needs to be replaced. Unit 949 needs leaking gutter on garage fixed.
- f) **Bylaws status**: Sue and Rick to finalize updates.
- g) **Deck Maintenance**: Homeowners are responsible for deck maintenance. A letter was sent to homeowners for a great deal on deck staining for those who can't do it themselves. Deck staining will be addressed again in the spring.
- h) **NextLight**: NextLight said services are now available for Reynolds Farm. Not quite – should be ready soon.

7) **New Business:**

- a) **Snow removal Options**: The board discussed options. St. Andrews bid was higher than Turf Paradise. Al to find out if Turf Paradise also willing do individual driveways for homeowners wanting their driveways to be shoveled at homeowner expense.
- b) **ACC requests**: None.
- c) **Possible Violations**: None.

- d) **Homeowners comments:** None
- e) **Community input:** None
- 8) **Adjournment:** The meeting was adjourned at 7:54 PM. The next meeting will be Monday, the 9th of January at 6:30 PM, at Rick Marsh's home (952).