

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
January 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 6:36 PM;
- 2) **Approval of Minutes:** Minutes for the December '15, board meeting were reviewed, a couple of corrections made, and approved with Jeff making the motion to accept the minutes as amended, and Gina seconding the motion, with the board passing the motion unanimously.
- 3) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) **Reminder of Change of Address:** The New post office box for Trio Property Management is **P.O. Box 208, Niwot, CO 80544**. This change had been made on the invoices since the beginning of the 2016.
 - b) **Receivables:** Overall we are in good shape; there are still some exceptions, but those homeowners are catching up. The change in the CCR's requiring payments be due the first of the month, and considered late on the 10th, will possibly add to the very small list of late payers.
 - c) **Financials:** Total expenses are running at 122.9% of budget or \$16,910 *over* budget. The reports will run in excess of budget due to the lack of including specific line item Capital expense identifiers into the budget, such as road repairs and seal coating, etc. Continued changes and space movement in the Barn will require further transfers from the operating account and some payouts to those transferring. The intent is to bring any security deposit current to the new dues level.
The barn changes will show in the January financial reports.
 - d) **Barn:** We still need to have the electrician install the new circuit for the barn garage door. Al has talked with Dave Stewart (Stewart Electric) and will schedule a time to review the work required. Currently the door is operating on a heavy duty extension cord.
 - e) **Irrigation System:** We received paperwork for securing the grant refund from the City and passed that over to Long's Peak to complete. However, in discussions with the City, it appears as though the HOA will need to complete the paper work in order to receive the \$6,000.00 Grant money. The HOA only owes Long's Peak approximately \$4,400.00, therefore we do not want the Grant check of \$6,000 to go to them.
Al will attempt to complete the forms, however it may require some input from Bonnie and Jeff. Al has prepared a final check for Long's Peak in the amount of \$4,496.97, which can be signed Monday.
 - f) **Buildings in General:** *Still Open - Many units have water behind the siding which has resulted in swelling of the wood. This was first noticed on Unit 985 and repaired. In a quick*

survey of the rest of the development several similar issues show up in a number of units in the development.

- g) *Once Vince is mobile and able we will do a complete survey of the damage. The survey may not happen until late this year or sometime early next year.*
- h) **Violation Notices:** - A Letter was sent on 12/22/2015 to Unit 934 for a parking violation in guest parking.

4) Old Business:

- a) **Bylaws:** Molly is finalizing the By-Laws and should be ready the middle of January. AI will forward the By-laws once Molly has delivered them to him.
- b) **NextLight Update:** It appears the schedule for NextLight availability has slipped slightly, but still should be in our area by 2nd or 3rd quarter of 2016.
- c) **Concrete driveway Repairs:** We did receive pricing for mud-jacking and foam-fill on the driveways that are showing significant grade drops between the garage floors and driveways. We just need to prioritize and get more information from CST with regards to the actual warranty on the foam fill, and the most opportune time to install it. Waiting for the weather to improve before undertaking that project.
- d) **Landscaping contract for next year?** Probably will want at least 3 bids, Turf Paradise, Longs Peak, and Panorama as possibilities.
- e) **Other:** Nothing new.

5) New Business:

- a) **NGLA Report:** There was an NGLA Christmas Party on 12/17/2015. Great event for those that attended.
- b) **Website Update:** John is working on "What's Old and What's New?" area on the website. Looking for ideas and input.
- c) **Rental waiting List:** Will need to create a rental waiting list, in conjunction with a listing of the units already being rented. AI will forward a spreadsheet to the board showing which units in the HOA are considered rentals.
- d) **ACC Requests:** There were no new requests from homeowners.
- e) **Homeowners Comments:** It was suggested the HOA purchase some "ice chipping" equipment so that when there is a large ice build-up or ice dams forming at the entrances to the neighborhood, they can be dealt with. Jeff made a motion for the HOA to purchase such equipment. The motion was seconded by Rick, voted on and approved by the board.
- f) **Community Input:** Nothing new to be discussed.
- g) **Adjournment:** The meeting was adjourned at 7:25 PM. The next meeting will be Monday, February 8th, at 6:30 PM at John Dollar's home (Unit # 930).