

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
July 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, and Rita Gee-homeowner. Gina Underwood was unable to attend.

- 1) **Call to Order:** The meeting was called to order by John Dollar at 6:32 PM;
- 2) **Approval of Minutes:** Minutes for the June '16, board meeting were reviewed. John made a motion to approve the minutes, with Jeff seconding the motion, and the board unanimously approved the motion to accept the minutes as written.
- 3) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) **Receivables:** We are making headway on getting the Receivables into the 10-day payment period. The number of late pays as of July 11th is down to 3 homeowners from the 40 late pays in June. Trio Property Management has continued to send out statements which has helped reduce the volume of late pays.
 - b) **Financials:** A payment in 2016 Fiscal year to Asset Builders (formerly Exterior Solutions) has been made for painting building # 8 and the front of the barn; Concrete Stabilization (foam jacking) to be done in July; and NS Electric to complete the garage door electrical portion, and wiring a sprinkler clock near unit # 933. The checks for Asset Builders and Concrete Stabilization will be held until the work is completed, however the expenses will be recorded in 2016.
Total expenses at the end of fiscal 2016 are running at 126.2% of budget, or \$ 30,519.00 over budget.
 - c) **Barn:** The circuit for the garage door opener has been installed. The electrician also added a separate circuit to the irrigation clock at Unit 933.
 - d) **Roof and Siding Issues:** Several areas were defined in the site review for repair of squirrel damage and flicker damage. Temporary repairs have been made in some areas, however, more will need to be done. Vince will investigate roof boot replacements to address the damaged roof vents on the buildings per the site review. These will be the more immediate items to address since they can allow water and snow to enter the buildings.
 - e) **Landscape:** Our new landscape company continues to get poor marks for quality. This has been brought to the attention of Long's Peak and there will be a meeting scheduled to review the issues at hand, and to review performance.
The major water leak discovered last month was repaired, but several small additional leaks have been discovered. It appears as though the HOA will need to replace sections of the main line by units 938 and 934/932. Long's Peak is preparing an estimate to repair. The clock behind 934 is acting up. The display no longer works and the power to some zones surge off and on, reducing the effectiveness and coverage of the sprinklers.

- f) **Trees:** Jeff removed the crabapple tree by unit 933, and has done some trimming around the neighborhood to save the HOA some money. Thank you, Jeff.
- g) **Painting:** As mentioned above, Exterior Solutions (Asset Builders) will be painting in late July or early August. Al to confirm actual start-date, and let us know.
- h) **Driveway Foam Jacking:** This work is scheduled for Friday, July 15th and will affect units 921, 937,939, 985, and 987, Al will contact those homeowners that may be affected.
- i) **Violation Notices:** - None.

4) **Old Business:**

- a) **Sprinkler System:** There are major issues with the details on the sprinkler repair bills. There is no correlation between work completed and the parts that are being used and billed. Al will request a breakdown and location of the costs.
- b) **2016 -17 Budget and Dues:** Jeff made a motion to accept the 2016-2017 dues structure, with John providing a second to the motion. The motion Was voted on and was carried by the board.
- c) **Infrastructure Maintenance Inventory:** It was decided to put off discussion on the many infrastructure items until the August Meeting.
- d) **Aggressive dogs:** Unfortunately there have been a couple of complaints regarding some of the dogs in the neighborhood. We ask that everyone respect each other's space and continue to keep their dogs under voice command, or leash.
- e) **Illegal Rental:** The best way to control any rental abuse is to require copies of the leases, and make sure all homeowners know and understand the most recently adopted CCR's. All the units at Reynolds Farm are single family dwellings, and cannot be rented to multiple individuals living in the same dwelling.
- f) **Barn Contract status:** The revised barn contract is almost complete, and will be available for the boards review soon. It was decided by the HOA Board to have an administrative person and a local contact to coordinate move-in's and out's moving forward.
- g) **Update on Respite Garden:** Bonnie has done a great job, with the design and implementation of the components of the garden. Still need to research a watering system for that particular area. Due to the little bit of grass near the Respite Garden, that may need to be changed to accommodate a drip system.

5) **New Business:**

- a) **Annual meeting agenda:** The agenda was presented and approved by John and Bonnie, with the rest of the board concurring.
 - b) **ACC requests:** There were no ACC requests.
 - c) **Homeowner's comments:** 941 has a trip hazard
- 6) **Community Input:** Annual meeting is August 8th, and the next board meeting is August 15th.
- 7) **Adjournment:** The meeting was adjourned at 8:28 PM. The next meeting will be Monday, the 15th of August at 6:30 at John Dollars home (930)