

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
May 9, 2016 at 930 Reynolds Farm Lane

In attendance: John Dollar-President, Bonnie Prushnok-Vice President, Rick Marsh-Secretary, Jeff Schwander-Treasurer, Gina Underwood-Director, and Rita Gee-Homeowner. Al Orendorff with Trio Property was out of town, and not able 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 April '16, board meeting were reviewed. John made a motion to approve the minutes, with Jeff seconding the motion. The board unanimously approved the motion to accept the minutes as written.
- 3) **Old Business:**
 - a) **Review of Bylaws:** Molly has the revisions of the by-laws that the board discussed during the March meeting. During the May meeting there were a couple of other items that were raised regarding Proxy votes. Before there is any approval of the By-Laws, the board will make sure Molly makes any necessary revisions, then send to the board for final approvals.
 - b) **Updating the Barn contract:** The contract is 11 pages long at this point, and continues to be 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.
 - c) **Infrastructure Maintenance Inventory Status:** Most likely this will be moved into May, so that access to roofs, etc. is easier on everyone involved.
- 4) **New Business:**
 - a) **NGLA Report:** The HOA has already reserved the meeting room at the Senior Center for the 8th of August, the 2nd Monday of the month.
 - b) **Painting schedule and Quotes:** During this fiscal year, Building 8 is on the list for re-painting. John made the motion to approved painting of Building 8 this year. Gina seconded, and all approved.
 - c) **Mulch Quotes:** The common area and other areas will need mulch replaced. The Gorilla mulch seems to be the most resilient and long lasting, although the more expensive of the mulch types. The approximate cost for 70 yards will be around \$ 3,350.00 delivered. John made a motion to approve that expenditure, with Rick seconding and the board unanimously approving the motion. We are hoping for lots of volunteers to help spread the mulch in the many garden areas around the complex.
 - d) **Homeowners comments:** None that were reported, but the neighborhood needs to plan for the annual garage sale on June 11th from 8:00 to 2:00.
 - e) **Sprinkler System turn-on:** This walk-around is scheduled for May 16th.
 - f) **Tree-trimming:** John made a motion to approve the tree-trimming proposal by 3D Tree Care. Jeff seconded the motion, and the board unanimously approved the motion.
 - g) **2016-2017 Budget:** The proposed budget will be reviewed at the June 13th meeting.
- 5) **Community Input:** Nothing new.
- 6) **Adjournment:** The meeting was adjourned at 8:22 PM. The next meeting will be Monday, June 13th, at 6:30 PM at John Dollar's home (Unit # 930).