

Reynolds Farm Condominium Association  
Minutes recorded for the Monthly Board of Directors Meeting,  
**November 14, 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. Luke from Longs Peak Landscape

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:33 PM.
- 2) **Meeting with Longs Peak:** Luke from Longs Peak attended the meeting. We discussed our issues with their billing. He proposed some changes and will have a new bill for us by end of business November 15<sup>th</sup>. He will also get back to us about the ET irrigation controller passwords, whether all controller clocks were turned off and whether the fact the water main valve at 940/942 was not closed until after the sprinkler blowout will matter.
- 3) **Approval of Minutes:** Minutes for the October’16, board meeting were reviewed by all board members. Gina made a motion to approve the minutes as written, with Sue seconding the motion, and the board unanimously approved the motion.
- 4) **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 \$5,970, this improved to a credit balance of \$3,065 as of the 14<sup>th</sup>.
  - b) **Financials:** Current expenses are under budgeted expense at 81.6% or \$16,674 UNDER budget. We have some outstanding expenses with Longs Peak.
  - c) **Landscape :** Turf Paradise completed fall cleanup and per Sue did a great job. Our gutter clean out company has yet to schedule us for cleaning.
  - d) **Trees :** We have 4 bids for tree trimming work. Reinholdt came in with the lowest bid. Al will contact to get us scheduled in. The Autumn Blaze Maple

trees were planted and Jeff repaired the damaged irrigation lines saving the HOA significant money.

- e) **Concrete** : Driveway work completed at 933 and 935. The Board is looking into options to bring adjacent sidewalk slabs up to driveway height. Concrete Stabilization came out to bid foam jack work for the sidewalks but declined to bid for fear they would damage the new concrete. Al to get bid from another concrete jacking company. Dan from Denver Asphalt gave a bid of \$2,900 to replace the concrete sidewalks.
- f) **Violation Notices**: – None

#### 5) **Old Business:**

- a) **Longs Peak Landscape** : See manager's report item c).
- b) **Concrete repairs (933-935)**: See manager's report item e).
- c) **NGLA Respite Garden update**: No money from City yet. Rick purchased a moss rock for the respite garden.
- d) **NGLA Next grant proposal**: New grant has been sent to the city but no word back from them.
- e) **Maintenance Inventory**: Siding on 940 still needs to be replaced.
- f) **Bylaws status**: Some input has been given to Rick. Waiting for some further input on a couple of items before sending to Molly.
- g) **NextLight**: No new information.
- h) **Tree Trimming bids**: Received 4 trimming bids and board chose to go with Reinholdt. Al to follow-up with them for scheduling.

#### 6) **New Business:**

- a) **Snow removal Options**: Received Turf Paradise bid. Bonnie to put together RFQ so all bids are apples to apples.
- b) **ACC requests**: None.
- c) **Possible Violations**: None.
- d) **Homeowners comments**: None.
- e) **Deck upkeep**: Rick to forward letter via email about deck staining opportunity from Vince. Homeowners are responsible for deck maintenance which includes staining unpainted deck wood. Some decks are in dire need of staining.

- 7) **Community input:** Dog doo is still not getting picked up in certain areas around the property.
- 8) **Adjournment:** The meeting was adjourned at 7:57 PM. The next meeting will be Monday, the 12<sup>th</sup> of December at 6:30 PM, at Rick Marsh's home (952).