

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
October 10, 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– Absent, and Rita Gee– Barn Manager.

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:34 PM;
- 2) **Approval of Minutes:** Minutes for the September'16, board meeting were reviewed by all board members. Bonnie made a motion to approve the minutes as written, with Sue seconding the motion, and the board unanimously approved the motion.
- 3) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report–
 - a) **Receivables:** Receivables improved over last month with \$4,405 outstanding at the end of the month and a credit balance of –\$2990.
 - b) **Financials:** Current expenses are under budget at 70.8% or \$22,519 UNDER budget. We have some outstanding expenses with Longs Peak and GTL25.
 - c) **Roof and Siding Issues:** Vince has replaced all defective boot jacks and will complete rot repair on Bldg. 9 once wasp issue goes away.
 - d) **Fencing & Stairs:** Blake Shaw replaced some stairs at 925 and will work on damaged fence areas later this month.
 - e) **Landscape:** Met with Mike De Priest of Longs Peak to review outstanding bills. A check was sent for standard monthly invoices, Sept. and Oct. mowing. Still holding off paying the June invoice and latest repair work due to incomplete explanations. Al will hold all payment checks to Longs Peak until damaged items have been repaired.
Gutter cleaning will be scheduled later this fall after the majority of leaves have fallen. Need to remove foam from gutters behind 959–965.
 - f) **Trees:** The Autumn Blaze Maple trees to be planted Friday October 14th.
 - g) **Concrete:** The driveway work at 933 and 935 was completed. Foam jacking of sidewalks to be scheduled.

h) **Painting**

i) **Violation Notices:** – None

Old Business:

a) **Barn Contract :** ___ Return of barn contracts incomplete. Still missing two contracts.

b) **Sprinkler system invoice update:** Invoice concerns still not addressed by Longs Peak.

c) **Longs Peak Landscaping:** Longs Peak repaired damaged items on property.

d) **Concrete Repair:** See Managers Notes

e) **Respite Garden Update:** Report sent to City two weeks ago. Waiting on reimbursement money.

f) **Maintenance Inventory:** Boot jacks completed. Blake to move forward with caulking and other miscellaneous work.

g) **Bylaws status:** Al reminded to contact Molly to have her sent out latest draft to all board.

h) **NextLight:** No new information.

i) **Ashbore and replacement tree update:** Three trees coming October 14. To be planted along 9th Ave.

j) **Tree trimming bids:** Al has not requested bids yet. Sue to get some bids.

4) **New Business:**

a) **Snow removal Options:** Al to get bid from Turf Paradise.

b) **ACC requests:** 967 replacing some windows.

c) **Possible Violations:** None reported or listed.

d) **Homeowners comments:** 954 commented on how nice the landscaping looks.

e) **Other:** Need to send letter to 934 to address grass/moisture concerns against knee wall.

5) **Community input:** None

7) **Adjournment:** The meeting was adjourned at 7:43 PM. The next meeting will be Monday, the 14th of November at 6:30 PM, at Rick Marsh's home (952).