

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
September 12, 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– member, and Joe Busacca–past homeowner.

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:35 PM;
- 2) **Approval of Minutes:** Minutes for the August '16, board meeting were reviewed by all board members. Jeff made a motion to approve the minutes as written, with Bonnie 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 were \$5,101 outstanding at the end of the month but have since cleared and are now reduced to –\$2065 credit to members.
 - b) **Financials:** Our expenses are currently \$609 over budget or 101.3% .
 - c) **Roof and Siding Issues:** The chimney stack at 940 and a flicker hole on 946 have been repaired. Vince has ordered boot jacks for the stacks on the roof and those will be installed once materials arrive. Additional roof repairs will continue once cooler weather eliminates wasp hazards.
 - d) **Fencing & Stairs:** Blake Shaw replaced some stairs at 925 and will work on damaged fence areas later this month.
 - e) **Landscape:** A list of damage done by lawn mowers was sent to Longs Peak. Luke at Longs Peak is turning the list over to “my operations department”. 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.
 - f) **Concrete:** Repair work on driveways at 933 and 935 are scheduled for September 17th.

Homeowners at 987 will be contacted to determine if it is best to grind the garage floor entry or raise the existing concrete which will require the homeowner to adjust the fence and patio area.

- g) **Painting:** Asset Builders has completed the painting of Building #8 (941–949) and the west side of the barn. Al has requested unused paint be returned to us for touch ups. Building #1 (901–907) will be painted in the spring along with any pre-painting maintenance work.
- h) **Violation Notices:** – None

4) **Old Business:**

- a) **Sprinkler system update:**

The board had a lengthy discussion regarding the incomplete installation of smart controller clocks, rain sensors, flow sensors, etc. by Longs Peak Landscape. Bonnie to verify if Longs Peak completed all the work stated on the bid for the NGLA grant. We also need to get online access for irrigation clock data and ability to turn them on and off.

- b) **Longs Peak Landscaping:** Longs Peak continues to do substandard work skipping edging, weed whacking, and weeding.
- c) **Painting Update:** Building #1 will be painted next spring. Rick looked at all garage doors and man doors and determined they are all in good enough condition to paint.
- d) **Concrete Repair:** See Managers Notes
- e) **Respite Garden Update:** GTL installed irrigation system to garden. The garden is complete. Rick is looking for a perfect rock to donate.
- f) **Maintenance Inventory:** Rick passed out copies of the maintenance inventory spreadsheet. We will focus on pre-winter items such as boot jacks, caulking of roof vents, etc.
- g) **Bylaws status:** Al to contact Molly to have her sent out latest draft to all board.
- h) **Updated barn contract:** Updated barn contracts were sent out to all lessee's for signatures and return to board by September 30th, 2016.
- i) **NextLight:** Al contacted Ian Carmichael with NextLight. Ian is to get back to Al with updates.

- j) **Ashbore update:** Bonnie counted 22 ash trees on Reynolds Farm property. Several do not appear healthy. We will get bids to remove 2 ash trees on 9th, one Russian Olive between 931 and 933, and partially trimming the cottonwood south of 917 for the homeowners of 917 and 915.
- k) **Neighborhood Dog issue:** Al to send letter to 963 homeowner regarding tenant's dog issues.

5) **New Business:**

- a) **Potential infected Ash trees:** See above.
- b) **Finances/dues – Survey Monkey:** Bonnie to talk to John Dollar about sending out a survey to homeowners about how to finance reserves. Possible options are a special assessment, a dues increase, or a separate monthly increase ear-marked for reserves.
- c) **ACC requests:** None.
- d) **Possible Violations:** None reported or listed.
- e) **Homeowners comments:** Bonnie received many complements regarding Respite Garden.
- f) **Other – Notice of Public Hearing:** Rick reminded board of hearing for development of property south of 9th and west of Fordham on September 21, 2016.

6) **Community input:** None

7) **Adjournment:** The meeting was adjourned at 8:22 PM. The next meeting will be Monday, the 10th of October at 6:30 PM, at Rick Marsh's home (952).