

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
March 14, 2016 at 930 Reynolds Farm Lane

In attendance: Al Orendorff with Trio Property Management, John Dollar-President, Bonnie Prushnok-Vice President, Rick Marsh-Secretary, Gina Underwood-Director. Jeff Schwander was unable to attend the meeting.

- 1) **Call to Order:** The meeting was called to order by John Dollar at 6:35 PM;
- 2) **Approval of Minutes:** Minutes for the February '16, board meeting were reviewed. John made a motion to approve the minutes, with Bonnie 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:** Overall we are in good shape; there are still some exceptions, but those homeowners are catching up. The change in the CCR's requiring payments be due the first of the month, and considered late on the 10th, is most likely the reason for the very small list of late payers. Al would like to print a comment at the bottom of the Dues invoice, prompting homeowners to pay their dues within the new payment terms. The board agreed that would be acceptable.
 - b) **Financials:** Total expenses are running at 121.6% of budget or \$17,438 *over* budget. These financials cover the \$ 50.00 transfer from Operating to the Barn account. The Barn account will require additional transfers from the Operating Account to the Barn account, and at least one payout to those transferring. Not until all the barn space changes take place will Al be able to calculate the net amount of the transfers.
 - c) **Barn:** The electrical contractor (Stewart Electric) has been contacted, and given Jeff Schwander's number to contact and coordinate a time to meet and re-wire the garage door electrical circuit.
 - d) **Landscape:** We sent bid requests out to 4 companies for landscaping service. Long's Peak, Panorama, Turf Paradise and Sun & Shade received the bid requests, and Sun & Shade declined to bid. The HOA board reviewed the (3) returned bids along with a copy of the spec the companies were bidding to.
 - e) **Violation Notices:** - A Letter was sent to 951 to clean the oil stains. If the HOA has to hire someone to clean up the oil spots, that will be done with the invoice going to the homeowner.
 - f) **Other:** Al received calls from 967 and 969 regarding several issues. 967 had water penetration around the rear windows as well as deck issues. Vince reviewed and addressed a flashing issue over both 967 and 969. This should eliminate any water penetration issues. Blake is handling the deck issues at 967. A new rim joist and steps were required.
Also- The City repaired the water drain line next to the Barn at no cost to the HOA.

4) Old Business:

- a) **Review of Bylaws:** The HOA board reviewed the new Bylaws, and made a couple or slight modifications for council to review. Those modifications were sent to Molly for final revisions and will be returned for final approval by the HOA Board of Directors.
- b) **Rental waiting list:** As of March 14th, there are 8 Reynolds Farm HOA homeowners on the rental waiting list.
- c) **NextLight Update:** There was no update on the NextLight high speed fiber network availability that the City of Longmont is having installed. The crews that are installing the fiber- optic network were spotted on Mountain View as recently as the first week in March.
- d) **Update on Updating the Barn contract:** Nothing new on the update.
- e) **Infrastructure Maintenance Inventory Status:** Most likely this will be moved into April, so that access to roofs, etc. is easier on everyone involved.
- f) **Landscaping contract bids:** See background information listed above in the Manager's report. The board felt that an important component in choosing the landscaping bid would be the contractor's experience with the sprinkler system upgrades that Long's Peak accomplished in the Fall of 2015. John made a motion to accept the landscaping bid from Long's Peak (with some modifications that will lower the price slightly), Bonnie seconded the motion and the board voted unanimously to accept the Long's Peak Landscape bid for the 2016 season.

5) New Business:

- a) **Board Members confidentiality Responsibilities:** It is extremely important that the HOA board recognize the importance of the confidential workings of the Board and the trust that the homeowners have imparted to us.
- b) **NGLA Report:** Voting for the 2016 grants was announced, and Reynolds Farm neighborhood is the recipient for one of the grants. Thanks go to Bonnie and Rita for the long hours they both devoted to making sure Reynolds Farm would be a recipient.
- c) **ACC requests:** There were no new Architectural Change forms submitted or requests needing approval at the time of this meeting.
- d) **Possible violations:** Nothing new
- e) **Homeowners comments:** None that were reported

6) Community Input: Nothing new.

7) Adjournment: The meeting was adjourned at 8:24 PM. The next meeting will be Monday, April 11th, at 6:30 PM at John Dollar's home (Unit # 930).