

# Reynolds Farm Condominium Association Homeowners Annual Meeting Minutes

August 14, 2017 at the Longmont Senior Center

6:00 pm Social Gathering  
6:30pm Annual Meeting

## **Board of Directors:**

President: Rick Marsh  
Vice President: Bonnie Prushnok  
Secretary: Jeff Schwander  
Treasurer: Sue Wintersteen  
Director: Gina Underwood

## **Property Management:**

Allan Orendorff, Trio Property Mgt

## **Call to Order and Welcome**

Rick Marsh called the meeting to order at 6:30pm.

## **Proof of Notice**

Allan Orendorff gave proof of notice.

## **Approval of 2016 Annual Meeting Minutes**

Minutes for the 2016 Annual meeting were reviewed. Bernie Smith motioned to accept the minutes as written. Jeff Meeker seconded. All in attendance approved the motion to accept the minutes.

## **Year in Review – 2016/2017**

Rick Marsh discussed some of the challenges of maintaining an aging property.

- There have been numerous large irrigation line breaks. The HOA is lucky to have a number of board members that spend a large amount of their personal time helping with repairs and working on irrigation improvements.
- We have 22 Ash trees and all are infected or will become infected with the Emerald Ash Borer. Eight of the healthiest Ash trees were treated with a 2-3yr inoculation in hopes of saving them. We have purchased 9 new trees that were planted in areas where we will be losing the ash trees. Five ash trees will be removed this fall and the mulch from the trees will be spread along the north ditch where the water has been permanently turned off.
- The roofs are aging and will need replacement, possibly starting in 2019. The Board is working to evaluate (1) how much life is left in each roof, (2) specifications for roof replacement, (3), and a roof replacement schedule.
- Gina reminded everyone to lock their cars and/or park them in the garage and to also PLEASE pick up your dog doo.
- Joe Bussaca commented that if the door to the storage barn does not open, that you will need to check the GFI breaker by the south door and reset if necessary.
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## **Financials and 2017/2018 Budget (July 1, 2017 – June 30, 2018)**

Sue Wintersteen, Treasurer, reviewed the budget and explained the reasoning behind the difficult decision the Board made to raise the dues \$30/month starting in September 2017. The \$30/month will be earmarked for the roof reserves on the financials and will help reduce any special assessment, if needed, for new roofs.

Questions from the floor were discussed.

- Jeff Meeker suggested spacing out the roof replacement over 8-10 years to hopefully avoid a special assessment. Jeff Meeker and Vince Raines volunteered to head up a roofing committee.
- Sue Wintersteen thanked residents Vince Raines and Blake Shaw for providing quality repair work on the property.
- Rick Marsh asked for volunteers to take over the Architectural Committee responsibilities
- Sandy Jones provided some comparisons of other HOAs and how much their dues were.
- Others ideas included reducing the grass areas around the complex to save on water.

Jeff Meeker moved to accept the 2017/2018 budget. Bob Underwood seconded. All in attendance were in favor.

### **2018 Plans**

Rick Marsh would like to see more homeowners get involved with the HOA. Involvement could be on special committees or simply offering individual expertise such as concrete, roofs, landscaping, etc.

### **Member Education**

Al Orendorff said there has not been any new significant legislation. He explained the nine policies required by SB100 and said we have all the required policies and are in compliance.

### **Noise Complaints**

Rick Marsh asked everyone to please respect your neighbors and be considerate of the noise levels and other things that may disturb your neighbor.

### **Deck Maintenance Inventory**

Bonnie Prushnok stressed the importance of annual homeowner staining of the decks. Decks are extremely expensive to build but can last for decades if maintained properly. Homeowners are responsible for maintaining their decks with annual staining and if not done every year by July 31<sup>st</sup>, the HOA will complete the work for them and bill the homeowner directly.

### **Chimney Inspection**

Those units that have wood burning fireplaces will need to have their chimneys inspected and provide the HOA with documentation that it was cleaned or did not require cleaning.

### **Insurance Information Presentation**

Sean Browning from American National Insurance presented information about insurance coverage and additional coverage options. He talked specifically about loss assessment coverage and system break down coverage which covers appliances, AC, furnace, etc.

### **Homeowner Comments/Questions**

Some homeowners requested we use a microphone at next year's meeting.

### **Board Nominations/Elections**

Both Jeff Schwander and Gina Underwood's position were open. Jeff Schwander, Gina Underwood, and Lynnette McClain ran for the open positions. Jeff Schwander and Lynette McClain were elected.

### **Meeting Adjournment**

The meeting was adjourned at 8:07pm. Jeff Meeker motioned to adjourn and Gina Underwood seconded. All were in favor.