

Reynolds Farm Condominium Association  
Minutes recorded for the Monthly Board of Directors Meeting,  
**April 10, 2017** 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.

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:35 PM.
- 2) **Approval of Minutes:** Minutes for the March '17, board meeting were reviewed by all board members. Bonnie made a motion to approve the minutes as written, with Gina 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 show an outstanding balance owed at the end of the month of \$3,878.32 down from the same period last month of \$4,925. Current balance as of the 7<sup>th</sup> of -\$956.68. 946 paid \$200 but was unable to commit to a payment plan. We have not received any further response for payment nor has any additional funds been sent. A payment plan letter was sent to 946 on Friday April 7, 2017 outlining the total amount due and offering to allow payment in equal installments over 6 months. The letter requested response no later than April 25<sup>th</sup>. If no response the account will be turned over to legal for collection. Balance due as of April 7<sup>th</sup> is \$1360.
  - b) **Financials:** We remain under budgeted expense at 99.1% or \$ 1,057 UNDER budget. Al provided all board members a budget work sheet for the 2018 fiscal year. This will be reviewed by board members and discussed at the next meeting.
  - c) **Landscape :** Landscape bids were received by Turf Paradise, Panorama, Sun and Shade and St. Andrews and sent to board members to review. The board approved the hiring of Turf Paradise and they will start within a week.
  - d) **Trees:** Resolution and approval for treating select Ash trees for the Ash Borer. Bonnie to contact company to get this scheduled.
  - e) **Buildings:** Raccoon damage at 959 has been repaired. Fences behind 959 and 957 were repaired as well as fencing by 957 entrance. Building #1 will be reviewed on the 12<sup>th</sup> by Vince and Al to determine damaged areas that need repair prior to painting.
- 4) **Old Business:**
  - a) **NGLA Grant-Next grant proposal:** This has been approved by the city!!
  - b) **Springtime property repairs:** Fence posts by barn and east of 955 need to be repaired. Also split rail post in park area needs to be replaced.
  - c) **Ash Borer:** Board approved \$1,170 to treat select trees. Bonnie will contact Davey Tree services to schedule.
  - d) **Lawn Maintenance:** Turf Paradise was chosen by board with a 3-2 vote. They will begin next week.

- e) **Future tree inoculation :** Not planning future inoculations after the initial ones, treatment lasts 3 years. Homeowners will be asked at the annual meeting to see if they want to “adopt a tree”. You can either pay to inoculate a tree if it’s important to you or you can purchase a new replacement tree.
  - f) **Tree replacement:** The city is hosting an Arbor Day tree sale April 22<sup>nd</sup>. They are selling trees at a reduced cost. The board approved \$300 to purchase trees to be shadow planted by the Ash trees that will be affected by the Emerald Ash borer.
  - g) **Update on Respite Garden:** Community sign has been purchased and Vince will install. The Respite Garden was given an award by the city to RF.
  - h) **ET Controller update:** Sue contacted the ET controller company, we can pay for just the one controller, for now, until the other controller is setup with flow sensors.
- 5) **New Business:**
- a) **Budget (2017-2018):** Al provided board members with budget proposal for the next fiscal year to review. To be discussed at next meeting.
  - b) **NIP Grant (Neighborhood Activity Fund):** The HOA can receive \$150.00 for our HOA Annual Meeting. Gina will apply for the NAF this year.
  - c) **Potential bidders for NGLA irrigation work:** Bonnie has contacted 6 companies for bids.
  - d) **Building 1 paint prep :** To be reviewed by Vince and Al April 12<sup>th</sup>.
  - e) **Insurance:** We are waiting for a response from the Insurance Co. to see what affect the cities recent upgraded Fire Service rating will have on insurance premiums, if any.
  - f) **North side landscaping:** We are going to shut off water/sprinklers to the north side of property, along the ditch, and cover with mulch. This will result in a significant water savings to offset the increase in water rates.
  - g) **Homeowners comments:** Comments have been made about dog owners not picking up dog poop. Rick will also be meeting with homeowner of unit 963 about north deck fence.
  - h) **ACC Request:** None
  - i) **Barn Report:** Rita provided an updated barn report to Rick.
  - j) **Possible violations:** 933 oil stains. 905 oil stains.
- 6) **Community input:**
- 7) **Adjournment:** The meeting was adjourned at 8:30 PM. The next meeting will be Monday, the 8<sup>th</sup> of May at 6:30 PM, at Rick Marsh’s home (952).