

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
December 11, 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, Lynn McClain – Director

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:34 PM.
- 2) **Hearing for Noise Complaint:** The homeowner at 961 requested a hearing regarding noise complaints. With the information provided by the homeowner the Board was unable to determine whether a noise violation had occurred. Further complaints will need to be substantiated by Board members.
- 3) **Approval of Minutes:** Minutes for the October '17, board meeting were reviewed by all board members. Lynn made a motion to approve the minutes. Jeff seconded the motion, and the board unanimously approved the motion.
- 4) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) **Receivables:** No updates provided.
 - b) **Delinquent Accounts:** Units 942 and 917 are still delinquent. The homeowner at 942 had committed to pay in full. Al to send another demand letter for full payment. Unit 917 has committed to pay but nothing has been received as of 12/8/17. Al will move forward on collections.
 - c) **Financials:** We are \$14,042 over budget.
 - d) **Landscape :** The fall clean-up has been completed by Turf Paradise. GTL is completing the irrigation upgrade work. Bonnie to provide complete update.
 - e) **Buildings:** Building 12 has a musty smell entering unit 959. Vince inspected and did not find any moisture under the building at this time, however there is no moisture barrier to seal out the smell. Vince provided a bid to remove the debris under the building area and add a vapor barrier to seal the under floor area for \$2,500.
 - f) **Deck Staining:** Unit 905 disputed the \$184.88 deck staining charges. Bonnie said that the stringers had not been done by the homeowner and the stain was two different colors and the wrong type so it needed to be redone.
 - g) **Nextlight Reimbursement:** The folks at Systems Underground committed to send us a check for \$500 to reimburse for irrigation damage done by Nextlight.
 - h) **Other:** A letter was sent to 961 regarding a noise complaint. Unit 985 west deck is being replaced by the homeowner.

Old Business:

- a) **959 Crawl Space:** See manager's notes. Al to get 2 more bids for a vapor barrier.
- b) **Nextlight reimbursement:** See manager's notes.

- c) **Bylaws Revision:** Sue to send out to all Board members. The Rules and Regulations also need to be updated to match the current CCRs and include deck staining/maintenance requirements and chimney inspections.
- d) **NGLA 2017 Update:** The excavation has been completed. GTL is working on completing the connection of clocks 3 and 4 to a central smart clock. Flow sensors and pressure regulators will also be added.
- e) **NGLA 2018 Grant:** Bonnie submitted the grant and will provide a current copy to all Board members.
- f) **Gutter Cleaning:** Completed.
- g) **Reynolds Farm Directors Handbook:** Jeff Schwander is working on it.
- h) **Property Repairs:**
 - 915 - Bulging siding still needs to be repaired
 - 967- Leaning wall repair
 - 969 – Cluster flies are back. Lynn will get an exterminator to find out where they are getting in.
 - 935 – Gutter replacement – Al to get bids to replace gutters.

5) **New Business**

- a) **New Online Accounting system:** Al will be changing over to an online accounting system called AppFolio Al has asked the HOA to pay \$57/month for this service. Al to send a product video for Board to review.
- b) **General Maintenance & Upkeep Discussion:** Already discussed. See above.
- c) **Chimney Inspections:** Al to send out an email to all homeowners with information about inspection requirements including cost for the service.
- d) **Roof Inspection:** Sue has not received any feedback. Jeff Meeker will continue to work on this.
- e) **Possible Violations:** 909 broken down van parked in guest parking. Rick has already sent an email to the homeowner. Al to follow up with a violation letter.
- f) **Electric Meters for Irrigation Clocks:** There was a discussion regarding how to best provide electricity to irrigation controllers. New meters for each controller may be cost prohibitive.
- g) **ACC requests:** None.
- h) **Barn Report:** 963 is on wait list for locker. 907, 939 are on the waiting list for a floor space.

6) **Community input:** None

- 7) **Adjournment:** The meeting was adjourned at 8:17 PM. The next meeting will on Monday, the 8th of January at 6:30 PM, at Rick Marsh's Unit 952.