

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
February 13, 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 6:34 PM.
- 2) **Approval of Minutes:** Minutes for the January '16, board meeting were reviewed by all board members. Bonnie made a motion to approve the minutes as written, with Sue 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 \$3,240 this improved to a balance of \$-2,530 as of the 10th. 963 and 946 have been sent demand payment delinquency letters offering a payment plan over 6 months. 946 responded but was unable to commit to a payment plan. No response yet from 963. The HOA will put a lien on 963 with the owner paying all costs.
 - b) **Financials:** Current expenses are under budgeted expense at 89.6% or \$10,808 UNDER budget.
 - c) **Landscape :** The horizontal boring was completed from the back side of 940 to the back end of 987 and a 2 inch pipe was installed. This will support the irrigation lines to connect the sprinkler system to one clock in these irrigation areas.
 - d) **NextLight:** The main trunk line has been installed. Unit installations to begin in March.
 - e) **Trees:** Chris at Reinholt completed the tree trimming requested.
 - f) **Buildings:** Vince completed the work on 3-4 chimney stacks.
 - g) **Concrete:** - Continuing to investigate options for sidewalks at 933 and 935.
 - h) **Member Input:** 943 called regarding a missing fence slat by the stairs and the connection of the downspout to the underdrain by the garage. Vince to fix.
- 4) **Old Business:**
 - a) **969 Fly problem:** Vince to revisit.
 - b) **Concrete repairs (933-935):** See Managers Report.
 - c) **NGLA Next grant proposal:** Bonnie reported that there were 13 presentations for NGLA grants and \$50k in available grant money.
 - d) **Directional Boring:** See Managers Report.
 - e) **Maintenance inventory update :** Building 1 to be scheduled for painting this spring. Need to inspect building for any pre-painting repairs. Board to consider if a second building will also get painted this summer.
 - f) **Bylaws status:** Sue and Rick to finalize updates.

- g) **Infrastructure Mapping:** Jeff to try to identify and map all main water shutoffs to each building.
- h) **Next Light:** Work to install main trunk lines to begin soon.
- i) **Barn Report :** No changes or additions.

5) New Business:

- a) **ACC requests:** 949 submitted a request to install a radon mitigation system which was approved.
- b) **Possible Violations:** None.
- c) **Homeowners comments:** 931 requested driveway slabs be replaced or lifted. 935 tenant fell on ice after ice storm.
- d) **Landscaping:** Bonnie to define Scope of work and specifications for this summer's landscaping work.
- e) **Clock 6 water flow (north side of property):** The Board discussed not watering the grass on the upper area by the north ditch and using free mulch to cover the area. The Board also approved the purchase of another wheelbarrow to utilize in distributing the mulch.
- f) **Watering of New Maple Trees:** Bonnie and Gina continue to water the three new trees on the south side of the complex.
- g) **Annual Garage Sale Date:** The garage sale date will be June 10th, 2017.
- h) **Community input:** Garbage cans need to be placed 3feet apart and removed within 24 hours of pickup. 917 needs to clean up area south of deck. Letter to be sent to homeowner.

6) Adjournment: The meeting was adjourned at 7:55 PM. The next meeting will be Monday, the 13th of March at 6:30 PM, at Rick Marsh's home (952).