

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
January 9, 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 December'16, board meeting were reviewed by all board members. Bonnie made a motion to approve the minutes as written, with Rick 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 \$10,585 this improved to a balance of \$475 as of the 11th. 963 and 946 have been sent payment delinquency letters. They have until February 4th to respond. If no response then accounts can be turned over for legal collection.
 - b) **Financials:** Current expenses are under budgeted expense at 90.3% or \$9,743 UNDER budget.
 - c) **Snow removal :** Turf Paradise is ready to start snow removal.
 - d) **Trees :** Chris from Reinholdt Tree Care said that he can complete tree work in January.
 - e) **Buildings:** Vince is on hold because of weather. He needs about 1 week to complete work.
 - f) **Concrete:** The sidewalk work at 933 and 935 will be looked at when weather improves.
 - g) **Violation Notices:** - None
- 4) **Old Business:**
 - a) **971 Fly problem:** This is the homeowners responsibility.
 - b) **Concrete repairs (933-935):** Work to be visited when weather improves.
 - c) **NGLA Next grant proposal:** First draft for 2017 grant has been sent. Plan is to use free city mulch on north side by ditch and eliminate watering that area.
 - d) **Maintenance Inventory:** Fence post behind barn needs to be replaced.
 - e) **Infrastructure Mapping :** Need to map out main water shutoffs to all buildings.
 - f) **Bylaws status:** Sue and Rick to finalize updates.
 - g) **Next Light:** Work to install main trunk lines to begin soon.
 - h) **Barn Report :** Unit 938 took Unit 979's floor space.
- 5) **New Business:**
 - a) **ACC requests:** None.
 - b) **Possible Violations:** None.
 - c) **Homeowners comments:** None
 - d) **Private Snow removal:** Contact information for private snow removal sent out to homeowners.

e) **Community input:** None

6) **Adjournment:** The meeting was adjourned at 7:17 PM. The next meeting will be Monday, the 13th of February at 6:30 PM, at Rick Marsh's home (952).