

Reynolds Farm Condominium Association  
Minutes recorded for the Monthly Board of Directors Meeting,  
**July 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-Director is out of town

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:41 PM.
- 2) **Approval of Minutes:** Minutes for the June'17, 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 \$2800.00, one of the lowest in a long time. Current balance as of the 10<sup>th</sup> is \$3015.00.
  - b) **Delinquent Accounts:** Unit 946 has been turned over to legal for collection. Legal collected the full amount along with associated legal fees.
  - c) **Financials:** We billed as much as possible into the end of June expenses. An additional \$11,156.59 was billed that would otherwise been paid in June. There is a current balance in the operating fund of \$50,327.
  - d) **Landscape :** Mowing, fertilization and most sprinkler adjustments have been done. Turf Paradise came back to address weeds but we are still battling them. There have been numerous sprinkler line leaks that have been addressed by GTL. Turf Paradise adjusted the grade around unit 901.
  - e) **Buildings:** 901 deck rework by owner is complete. Foam jacking has been completed on Bldg. 1 areas of concern. Sidewalk by unit 933 has been raised and a single slab at units 933 and 935 have been replaced which eliminated the trip hazards. Blake and Vince continue to do pre-painting work on Bldg. 1 and should be completed by mid-month. Blake inspected the deck at 937 and feels it needs to be replaced. He also found similar issues with the deck at 945. Blake also repaired the deck on 963, added a joist to 943, replaced the gate at 915, removed the gate at 917 and replaced trim at 919.
  - f) **Painting:** One bid came in at \$10,875, same as last year. Shaker Painting came in at \$6,855. Prep Rite to visit site Tuesday to provide a 3<sup>rd</sup> bid.
  - g) **Trees:** Davey Tree did Emerald Ash Borer treatment to select Ash trees.
- 4) **Old Business:**
  - a) **NGLA Grant-Next grant proposal:** Bonnie has requested multiple bids but has had difficulty getting viable bids. We received a very comprehensive bid from GTL that is under review.
  - b) **North walkway::** In progress
  - c) **Building 1 repairs prior to painting:** Repairs to Bldg. 1 are nearly complete.
  - d) **Building 1 & 933 Foam Jacking:** See manager's report.

- e) **Building 1 Painting Bids:** We have received 2 bids with 1 more to follow. Al to get bids for painting deck railings on Building #6.
- f) **Deck Staining:** Decks at 943, 945, 947 and 975 need to be stained along with many other decks that have not been properly maintained. Homeowners will again be notified that decks must be stained or the HOA will stain for them and bill directly to homeowner.
- g) **Bylaw updates completed ? :** Al to contact legal, Molly, to send us the latest draft for Board review.
- h) **Loss assessment:** This will be a topic at the annual meeting.

**5) New Business:**

- a) **Additional repairs around complex :** Bldg. 10 units 950-952 has some holes and siding that need to be repaired.
- b) **Dog Doo issues:** There are continuing dog doo issues. Owners to be asked again to make sure they pick up.
- c) **Violations:** None
- d) **ACC requests:** None.
- e) **Barn Report:** Barn is currently full.
- f) **Budget (2017-2018) :** The budget was reviewed by board. Bonnie made a motion to accept with Sue seconding. This is with a \$30/month increase in dues effective September 1, 2017, to be a separate line item in financials and earmarked for roofing reserves.
- g) **Dues:** See previous.
- h) **Reserves:** See budget.
- i) **Insurance quotes:** Al to provide details of the bids from Farmers and Acuity Insurance.
- j) **Discussion of Outline for Annual meeting:** Agenda will also ask for more community involvement especially for anyone having expertise in any areas such as concrete, insurance, etc.
- k) **Recruitment of RF Board Directors:** The Board will need some new Board members and are always looking for help with projects.

**6) Community input:** The new renters in 901 are Kayly Fox and William Stern

**7) Adjournment:** The meeting was adjourned at 8:12 PM. The next meeting will be the annual meeting on Monday, the 14<sup>th</sup> of August at 6:30 PM, at the Senior Center.