

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
June 12, 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, Sean Browning-Guest, Debbie Platts-Homeowner, Larry Rand-Contractor

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:29 PM.
- 2) **Approval of Minutes:** Minutes for the May'17, board meeting were reviewed by all board members. Sue made a motion to approve the minutes as written, with Bonnie seconding the motion, and the board unanimously approved the motion.
- 3) **Homeowner request:** Unit 901 submitted plans to the ACC to add a pergola over her back deck. The plan was reviewed and discussed by all. The request was denied because it attaches to the building which requires the HOA to maintain.
- 4) **Guest:** Sean provided information regarding individual homeowner insurance options.
- 5) **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 \$5,385.00. Current balance as of the 5th is -\$1085.
 - b) **Delinquent Accounts:** Unit 946 has been turned over to legal for collection. As of June 12, 2017, the balance owed is \$1,200. All dues and legal fees have been collected from Unit 963.
 - c) **Financials:** We remain under budgeted expense at 82.5% or \$25,266 UNDER budget. Jeff motioned to move \$25,000 into the reserve fund. Sue seconded the motion. All were in favor. The Board reviewed the budget and will finalize by July.
 - d) **Annual Meeting:** This year the annual meeting will be held on August 14th. Gina to reserve a room at the Senior Center for 5:30-8:00pm.
- e) **Landscape :** Turf Paradise completed spring fertilization. We are still waiting for aeration and sprinkler adjustments to be done. Al to contact Turf Paradise for aeration and more thorough weeding.
- f) **Buildings:** 901 rework by owner is nearing completion. Blake and Vince are continuing to work on pre-painting repairs. Al got two bids to regrade the area north and west of 901 to keep water out. Sue motioned to accept Turf Paradise bid for regrading, Bonnie seconded. All in favor. Al to contact Turf Paradise to schedule. Al to get foam jacking bid from CST to lift sagging steps on Building 1 and sidewalk south of 933.
- g) **Chimney Maintenance:** Concern was raised about fire danger from chimneys that have not been regularly cleaned. This will be discussed at the annual meeting. Al will contact Rocky Mountain Chimney Sweep to see if we can a bulk discount.
- h) **Painting:** Al to get more bids for building 1. One bid came in at \$10,875.

6) 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) **Building 1 repairs prior to painting:** See manager's notes regarding this work.
- c) **Building 1 Foam Jacking:** See manager's report.
- d) **Building 1 Painting Bids:** We only have one bid. AI to get more bids.
- e) **Deck Staining:** Homeowners were notified with their dues bill that decks must be stained by June 30th or HOA will stain for them and bill directly to homeowner.
- f) **Lawn Aeration & Sprinkler work:** See manager's report.
- g) **931 Grass Issues:** Grass in this area is sparse. Jeff and Sue to make sprinkler adjustments.

7) New Business:

- a) **Possible violations:** None.
- b) **ACC requests:** None.
- c) **Controlling Architectural Change Requests & Responsibilities:** We need to create an ACC policy that will clarify and record homeowner vs HOA maintenance responsibility when approved changes are made to a unit.
- d) **Neighborhood concrete work:** Some concrete work needs to be done on building 1 and also some work on unit 933/935 sidewalks. One bid was received from Denver Asphalt for \$4,594.
- e) **Barn Report:** No changes
- f) **Budget:** Board to review and provide thoughts on raising dues by June 23rd.

8) Community input: None

- 9) Adjournment:** The meeting was adjourned at 8:52 PM. The next meeting will be Monday, the 10th of July at 6:30 PM, at Rick Marsh's home (952).