

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
March 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 6:36 PM.
- 2) **Approval of Minutes:** Minutes for the February '17, board meeting were reviewed by all board members. Gina 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 \$4,925, this improved to a current balance as of the 12th of \$10. 963 sent in full payment so is now caught up. 946 paid \$200 but was unable to commit to a payment plan. Al to send letter to 946 for payment plan and if not met, HOA will put a lien on property.
 - b) **Financials:** We remain under budgeted expense at 96.7% or \$ 3,602 UNDER budget.
 - c) **Landscape :** The scope of work is finished and sent to Al. Plan to send to Turf Paradise, Panorama and Sun and Shade. Have worked with these companies in the past or currently and they will do a quality job for the HOA.
 - d) **NextLight:** The main trunk line has been installed. Unit installations to begin in March.
 - e) **Buildings:** We had raccoon issues at 959 that damaged the roof and vent boot jacks. Terminex Pest Control was called to trap offending creature. They caught 1 raccoon. Vince fixed boot jacks. Vince also worked on 938 gutters that had pulled away from roofline.
 - f) **ET water controllers:** Board decided to use only one water controller this year until flow sensors are installed on Clock 1. Sue to contact ET water to disable Clock 1 controller.
- 4) **Old Business:**
 - a) **971 Fly problem:** Vince fixed issue by replacing exterior window trim, caulking and repainting.
 - b) **NGLA Next grant proposal:** Progressing.
 - c) **Maintenance inventory update :** See manager's report.
 - d) **Infrastructure Mapping:** Jeff to try to identify and map all main water shutoffs to each building.
 - e) **Next Light:** Service now available to all homeowners.
 - f) **Barn Report :** Two changes in the barn. Carey at 939 gave up a floor space and Mann at 936 gave up a locker.
- 5) **New Business:**
 - a) **Emerald Ash borer:** We have 20 ash trees. Which trees are worth saving? Bonnie to look at all trees to determine which to inoculate.

- b) **Animal traps being set on property:** There was a problem with animals getting into unit 961's roof. A trap was set and problem has been fixed.
 - c) **Community sign in Respite Garden:** Will be installed this spring as part of last fall's NGLA grant.
 - d) **ACC Request:** None.
 - e) **Possible violations :** Green Van leaking oil in guest parking by building 1. Rick to contact owner.
 - f) **Homeowner's comments:** 917 to cleanup area south of unit.
 - g) **Results of Lawn maintenance bids:** Al to send out lawncare bid requests to 4 companies.
 - h) **Potential bid for NGLA irrigation work:** Waiting for NGLA approval of grant. If approved we can get bids.
 - i) **Building 1 Paint Prep:** Vince to inspect for required pre-paint work.
 - j) **Insurance:** Longmont Fire service rating change should mean lower premiums.
- 6) **Community input:**
- 7) **Adjournment:** The meeting was adjourned at 7:42 PM. The next meeting will be Monday, the 10th of April at 6:30 PM, at Rick Marsh's home (952).