

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
October 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, Lynn McClain – Not present

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:34 PM.
- 2) **Approval of Minutes:** Minutes for the September '17, board meeting were reviewed by all board members. Bonnie made a motion to approve the minutes with one minor change, regarding ash tree bid accepted in September with removal scheduled for October, and not September. Rick seconded the motion, and the board unanimously approved the motion.
- 3) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) **Receivables:** No updates provided.
 - b) **Delinquent Accounts:** Units 942 and 917 are delinquent. The homeowner at 942 has been contacted and has committed to pay in full. Unit 917 will receive a demand payment letter with payment options. 917 has also been billed for \$12 bad check fee.
 - c) **Financials:** We are \$2,620 over budget, down from \$7,936 from last month.
 - d) **Landscape :** Garrett repaired more leaks and the valve by 957, and clocks 6,3, &4. He also found the water pressure is excessive (85-90 PSI at backflow).
 - e) **Buildings:** Building 1 painting has been completed and inspected. The leftover paint was left with Vince Raines.
 - f) **Decks:** The west deck at 981 was completely rotted and was replaced by Vince.
 - g) **Deck Staining:** Deck staining has been completed. Al received a few calls from homeowners with questions about the deck staining bills.
 - h) **Trees:** The removal of 5 Ash trees is scheduled for October 10th. Bonnie will meet with the contractor and someone from the City to select a tree sample for examination for the Emerald Ash borer.
 - i) **Other:** A noise complaint was filed against Unit 961 and a letter was sent to the homeowner outlining HOA policy. Unit 921 noticed possible water intrusion damage to the drywall. Vince inspected the unit and could not find any evidence of water intrusion. Vince also inspected the gutters and downspouts and found them to be working properly.
 - j) **Letter to Durian Court:** Al will draft a letter to 17 Durian Court to remove the items piled up against the fence north of the barn.
- 4) **Old Business:**
 - a) **Building 1 Paint inspection:** An inspection was done and the work is complete.
 - b) **Tree Removal Scheduling:** See manager's notes.

- c) **Tree replacement locations:** There was a discussion regarding where to plant the last replacement tree that was purchased in May. The location Bonnie selected does not have water. Nearby residents have committed to provide adequate water for the tree.
- d) **Nextlight reimbursement:** See manager's notes.
- e) **Bylaws Revision:** In progress.
- f) **NGLA 2018 Grant:** Bonnie submitted the grant by the deadline.
- g) **NGLA 2017 Grant:** Garrett will combine irrigation clocks 3 and 4 to one smart clock. Pressure regulators and flow sensors will also be added to alert the HOA of water leaks and/or excessive usage.
- h) **NGLA Funding for underground boring:** The HOA can save mobilization costs by having all boring done at one time. The Board voted to approve additional funding to complete underground boring for all areas except to Clock 2. Per Bonnie, part of this cost will be covered by the 2018 NGLA grant, and following grant applications until project is completed.
- i) **Reynolds Farm Directors Handbook:** Jeff Schwander is working on it.
- j) **Chimney Cleaning:** The contractor Al called for a group discount was injured and will not be available until after the new year.

5) New Business

- a) **Roof Inspection:** We have not heard back yet from the company who provided a free roof inspection.
- b) **Snow Removal Contract:** The Board voted to use Turf Paradise for snow removal this winter.
- c) **Gutter Cleaning:** Last year our cost was \$2,500. Al to get an estimate from Vince.
- d) **Sprinkler Blowout:** Al to find out how much Garrett would charge for this. Currently Turf Paradise is scheduled to do the blowout.
- e) **Possible Violations:** 903 needs to remove a dead aspen and vines growing in their fenced-in area. 951 had been using guest parking. Jeff has talked to 951 already.
- f) **ACC requests:** 981 would like to add a deck railing to the west deck at the homeowner's cost. 985 wants to replace their deck and railing. Both were approved.
- g) **Barn Report:** 963, 907, 939 are on the waiting list for a floor space. 963 will get one floor space once 919 moves out.
- h) **Future repairs:** 915 buckled siding by south deck rail needs to be fixed. Two fence posts along east fence need replacement.

6) Community input: None

7) Adjournment: The meeting was adjourned at 8:25 PM. The next meeting will on Monday, the 11th of December at 6:30 PM, at the Rick Marsh's Unit 952.