

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
Sept 14, 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 - Director

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:35 PM.
- 2) **Approval of Minutes:** Minutes for the August '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:** No updates provided.
 - b) **Delinquent Accounts:** Unit 942 is the only major delinquent account. Al has tried to contact the homeowners and late fees have been applied.
 - c) **Financials:** We are \$7,936 over budget on expenses, largely due to pre-painting maintenance work on Building 1, painting Building 1, concrete work, and deck repairs. This year our structure expenses were almost \$11,000 over prediction.
 - d) **Landscape :** Irrigation leaks continue to plague us partly due to aging irrigation lines and partly due to high water pressure. Garrett was asked to turn down the pressure at zone valves and re-check the pressure.
 - e) **Buildings:** Building 1 pre-painting work has been completed and painting is scheduled to begin August 18th.
 - f) **Painting:** Painting of the west decks on Building 6 has been completed.
 - g) **Trees:** We received two bids to remove and stump grind 4 of the infected ash trees along Fordham and one tree in front of 919. 3D gave a bid of \$5,050 and Reinholt bid \$3,300. The Board voted to accept Reinholt's bid.
 - h) **Other:** Noise complaints were received regarding a neighbor playing loud music. A letter will be sent to the homeowner.
 - i) **Taxes:** Our tax returns were completed and given to Rick Marsh for signatures.
- 4) **Old Business:**
 - a) **Deck Staining Update:** The majority of decks have been stained either by the homeowner or by the HOA. Bonnie commented that there is still significant inconsistency with the staining done by homeowners. Some decks are not getting completely stained – specifically the stringers underneath the stairs which will deteriorate without protection. Bonnie also noted a big discrepancy in the colors and transparency of stain being used. Al will send a letter in April 2018 to remind homeowners that decks must be stained again next year by July 31st or the HOA will complete the staining and bill the homeowner.
 - b) **Tree Removal Scheduling:** Al will contact Reinholt to see when they can come to remove the infected ash trees.

- c) **Bylaws – final revision:** Rick will send out the last revision. Jeff to review the latest changes that were made.
- d) **Nextlight reimbursement:** Al said we should have a reimbursement check in the amount of \$535 for the damage done to our irrigation lines from Nextlight installation by next week.
- e) **NGLA Grant:** The Board had a lengthy discussion about different options and how to best utilize the NGLA grant money and additional funds the HOA will have to spend to complete these options. The Board voted to approve spending \$7500 in addition to the \$6000 NGLA grant money. We will focus on irrigation clocks 3 and 4 which cover all the grass areas to the west of Reynolds Farm Lane. A new smart clock will be installed that will combine clocks 3 and 4. Pressure regulators and flow sensors will be installed to reduce water loss. The Board also agreed to spend extra money to add pressure regulators to all four water mains that serve the irrigation lines.

5) New Business

- a) **Dog Owner Responsibilities :** Al will include a reminder on the next bill restating the policy that residents must keep their dogs on leashes and pick up dog doo.
- b) **Rental Cap – Unit 981:** Unit 981 has asked about their option to rent the unit next spring. According to the CCRs “the sale or any other conveyance” of property is considered a “terminating” event so the new owner would need to occupy the property for two years before being placed on the rental list.
- c) **Violations:** None other than dog leash and dog doo issues.
- d) **ACC requests:** None.
- e) **Barn Report:** There is a waiting list for floor space with Units 963, 907, and 939 requesting a floor space. All lockers are full.
- f) **Additional repair items :** The south barn door lock is jammed. Unit 911 has a hole in the east gable. Al will have Vince look at both of these items.
- g) **Volunteer for updating the RFC Directors Handbook:** Jeff has volunteered to update the handbook.

6) Community input: None

- 7) Adjournment:** The meeting was adjourned at 8:42 PM. The next meeting will on Monday, the 9th of October at 6:30 PM, at 952 Reynolds Farm Lane.