

Reynolds Farm Condominium Association

December 12, 2018

Monthly Board of Directors Meeting

In Attendance: Al Orendorff, Trio Management; Lynette McClain, President; Bonnie Prushnok, Vice President; Marie Raines, Treasurer; Bob Epp, Secretary.

- I. Meeting was called to order by President McClain at 6:40 PM
- II. Community Input: None to report
- III. Marie Raines made a motion to approve the November minutes. Seconded by Bonnie Prushnok. The motion was approved unanimously.
- IV. Managers' Report
 - a) Delinquent Accounts: One account remains overdue by 60-90 days and one account is overdue by more than 90 days. Progress is being made on both.
 - b) Financials: Reynolds Farm is currently \$10,500 under budget. Full financials are available on the website.
 - c) Turf Paradise completed the fall cleanup.
 - d) Gutters were cleaned by Exterior Solutions.
 - e) Drywall was repaired at 952.
- V. Old Business
 - a) Mold mitigation was performed on 952 and 981.
 - b) 5 security cameras have been installed and are operational. 4 are privately owned.
 - c) A resolution was reached on deck repair at 950. Project will be completed in the spring at the owner's expense according to the previously approved ACC request.
- VI. New Business

- a) The board discussed the impact of mold mitigation on the annual budget.
- b) Al Orendorff will contact Creative Roofing in order to schedule the approved roofing repairs.
- c) 15 units have been inspected for attic mold. Of these 7, units had attic mold and three of these have been mitigated. The remaining four units are scheduled for mitigation. More units will be inspected.
- d) Resident at 954 reported problem with flickers. Board member will investigate and propose a solution.

Meeting was adjourned at 8:01 PM

