

REYNOLDS FARM CONDOMINIUM ASSOCIATION

Monthly Board of Directors Meeting

November 13, 2018

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

- I. Call to Order: 6:32 PM at 969 Reynolds Farm Lane.
- II. Community Input:
 - a) Discussed putting up a "No Exit" sign at the entrance to the barn.
 - b) Discussed planting a bush this spring to hide an external sump pump at unit #959.
- III. Motion to approve October minutes was passed.
- IV. Manager's Report:
 - a) Delinquent Accounts: There remain two delinquent accounts. Al is making some progress on a resolution to both.
 - b) Financials: Reynolds Farm is currently \$17,999 under budget. We plan to discuss the impact of mold mitigation and concrete work on the budget. Full financials available on the website.
 - c) Painting: Paint colors have been submitted to Sherwin Williams for buildings 6 & 9. We are on hold while we determine cash flow issues but are scheduled to begin in the spring.
 - d) Gutters at 925 were replaced.
 - e) 4 x4 posts were replaced on the deck at 925.
 - f) Irrigation system will be blown out next week.
 - g) Gutters will be cleaned on November 15 by Exterior Solutions. The bid was \$2900.
 - h) Turf Paradise will do a final clean up the following week.
- V: Old Business
 - a) Al will determine the nature of a \$65 legal fee that we were billed.
 - b) Necessary roof repairs will be completed before winter. Concrete repairs are on hold until the extent and cost of mold mitigation is determined.
 - c) Security cameras have been installed, but not yet connected.
 - d) Final draft of NPL grant is due in December.
 - e) GTL25, LLC will spread mulch around the barn.
 - f) The board approved Creative Roofing bid for roof repair.
 - g) Board is still accepting donations for memorial bench honoring Rick Marsh.
 - h) Tree removal and replacement will continue in the spring and summer.
- VI. New Business
 - a) No new ACC requests
 - b) Sue Smith, Vince Raines and Bob Epp are the ACC.
 - c) Snow removal bid by Turf Paradise was approved.
 - d) Residents are requested to remove snow from sidewalks within 24 hours and to use pet friendly compounds only.

MEETING Adjourned at 7:50