

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
January 8, 2018 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, Lyn McClain – Director

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:34 PM.
- 2) **Approval of Minutes:** Minutes for the December '17, board meeting were reviewed by all board members. Sue made a motion to approve the minutes. Lyn 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 significantly delinquent along with three other units that are behind. The homeowner at 942 has paid \$1,000 and will send a check for the balance. Unit 917 has been turned over to the attorney for collection.
 - c) **Financials**: We are \$30,968 over budget due to expenditures for irrigation, decks and general maintenance.
 - d) **Unit 934**: The homeowner was contacted to remove a pallet. It has finally been removed.
 - e) **Nextlight Reimbursement**: We have received a check for \$500 to reimburse for damage done to the irrigation lines during the installation.

Old Business:

- a) **959 Crawl Space**: There is a musty smell from the crawl space at building 12. Vince provided a bid for a vapor barrier and cleanup for \$2,500. Al to get a more detailed bid from Vince. Sue obtained a bid from a basement remediation company. Al to get a third bid and the board will review these bids at the next meeting.
- b) **Nextlight reimbursement**: Received. See manager's notes.
- c) **Bylaws Revision**: Sue sent the latest version to all board members for comments. Sue, Jeff and Rick have commented. Bonnie and Lynn to send comments to Rick. Rick will compile all comments for distribution to the board for final comments.
- d) **On-going Property Repairs**: Blake fixed a bulge in the siding at 915. Al to contact Blake to caulk and/or paint the area that he fixed. 935/937 needs some gutters replaced. Al got one bid for \$975. Al to get two more bids
- e) **905 Deck Staining Dispute**: Bonnie stated that the stringers on the stairs were missed and the deck was stained in two different colors and therefore, needed to be redone.
- f) **Website Update**: Rick will send all minutes to Al to make sure all the minutes have been posted. Lyn volunteered to work on updating the rest of the website. Thank you, Lyn!!!

- g) **961 Noise Complaint Update:** Rick was called to 963 to validate a noise complaint on New Years Eve. The noise stopped before Rick arrived.

4) New Business

- a) **New Online Accounting system:** AI will be changing over to an online accounting system called AppFolio. AI has asked the HOA to pay \$57/month for this new service. The board asked many questions including the cost/benefit of paying for this. The board further discussed our options and didn't feel this was a benefit to us.
- b) **General Maintenance & Upkeep Discussion:** Already discussed. See above.
- c) **Chimney Inspections:** AI will send out a questionnaire asking for homeowners to provide information whether their fireplace is wood or gas burning. An email to all homeowners with wood burning fireplaces will follow with inspection requirements including cost for the service.
- d) **Electric meters for irrigation clock:** The irrigation clock on Bldg. 1 was not wired to code and was locked out by the city. It is cost prohibitive to install a separate electric meter for this irrigation clock. The board will contact homeowners to see if anyone is willing to allow the HOA to wire the controller clocks into their electric meter. The homeowner will be compensated.
- e) **Possible Violations:** 909 will receive a formal letter reiterating the CCRs and Rules and Regulations as they relate to vehicle maintenance.
- f) **Security Cameras:** Sue trying to resolve issues with camera resolution.
- g) **ACC requests:** None.
- h) **Barn Report:** 963 is on wait list for locker. 907, 939 are on the waiting list for a floor space.

5) Community input: None

- 6) NGLA:** Bonnie to provide all board members a complete copy of the NGLA grant she submitted to the City of Longmont.

- 7) Adjournment:** The meeting was adjourned at 8:15 PM. The next meeting will on Monday, the 8th of February 12th at 6:30 PM, at Rick Marsh's Unit 952.