

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting
July 9, 2018 at 952 Reynolds Farm Lane

In attendance: Al Orendorff with Trio Property Management
Rick Marsh – President (2015)
Bonnie Prushnok – Vice President (2016)
Jeff Schwander – Secretary (2017)
Sue Wintersteen – Treasurer (2016)
Lynette McLain – Director (2017)

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:38pm.
- 2) **Approval of Minutes:** Minutes for the June 2018 board meeting were reviewed by all board members. Rick made a motion to approve the minutes, Lynette seconded the motion and the board unanimously approved.
- 3) **Changes to Agenda:** None
- 4) **Manager's Report**
 - a) Receivables: See Financials
 - b) Delinquent Accounts: Unit 942 remains current but may owe additional money once we receive the final bill for collections from the attorney. Unit 946 was turned over to legal and has paid in full. Unit 934 still owes \$700.00. Al is still sorting through this with the homeowner at 934.
 - c) Financials: \$25,000 was transferred from the operating account to the reserve account.
 - d) 2018/2019 Budget: The third draft budget was sent to all board members for approval.
 - e) Painting: Al has received bids from Five Star Painting and Exterior Solutions. He is still waiting for a bid from PrepRite.
 - f) Tree Trimming bids: Sue provided a list of trees that need trimming. Reinholt provided a bid at \$5,650.00. 3D's bid came in at \$4010.00
 - g) Irrigation System: Lots of line breaks and root pinch issues being addressed by GTL. Need to have root issues fixed in Zone 9 by 950. A 1 ½ inch line appears to be pinched and needs to be addressed.

Old Business:

- 1) Security Camera Resolution: Lynette will try to contact Joe.
- 2) Chimney Inspection billing: All chimneys have been inspected and affected homeowners will be billed for the inspection on the next billing cycle.
- 3) 2018 NGLA grant: The grant has been awarded. Bonnie received a bid from Garrett and a bid from a company in Greeley. Both bids have been submitted to Wayne at the NGLA office for review. Bonnie to provide copies of these bids to Jeff.
- 4) Irrigation repair update: Bonnie and Garrett are working on options to solve the root pinch issues.

- 5) Funds Transfer to new CD: Jeff and Sue transferred the balance of one of our reserve accounts along with \$25,000 from the operating fund to a new CD account at Premier Members Credit Union. The total amount transferred gives us a starting balance of \$158,887. This account will earn 2.15% for 15 months.

New Business:

- 1) Annual Homeowners meeting 2018:
 - a) Sue reserved the Senior Center rooms C and D for Monday, August 13, 2018 from 5:30-8:30pm. The August BOD meeting will start at 5:30, food and social gathering starts at 6:00, the annual meeting will start at 6:30.
 - b) We have received \$150 from NIP (City of Longmont) for the annual meeting food.
 - c) Lynn will coordinate getting the food ordered with Gina's help.
 - d) A notice of the annual meeting will be added to the RF website by Lynnette.
 - e) Lynn will write an invitation letter that will be included in the Annual Meeting package AI sends out to all homeowners.
 - f) Proxies: Jeff wanted to remind all that only homeowners "in good standing" will be permitted to vote at the annual meeting. Bonnie created a new voucher system to ensure that there is only one vote per unit.
 - g) Homeowner involvement : Rick's term is up this August and he will not be re-running for the board. The HOA needs more homeowners to volunteer to be on board and get more involved, in general. Jeff would like to discuss this at the annual meeting.
- 2) Building Painting: Both paint bids require some clarification. AI to contact both companies and get more specifics.
- 3) Final Budget Review and Adoption: The board accepted the budget with a \$50/month increase in Trio Property Management fees. The board declined to pay \$57/month for AppFolio. We do not have any insurance bids yet so the amount in the budget is estimated. The board agreed to paint two buildings this fall to keep up with the painting schedule.
- 4) Decks on building 3/4: Sue noted that the paint is peeling on the south decks on building 3/4. She suggested we consider painting them this fall before the wood degrades and won't hold paint. This building is scheduled to be painted spring/fall 2019.
- 5) ACC Requests: None. Rick is stepping down from the Architectural Committee. Jeff volunteered to head the committee.
- 6) Barn Update: Board discussed who can rent space in the barn. It is a convenience for "residents".
- 7) Tree Trimming Bids: The Board voted to accept the bid from 3D. The crabapple trees should not be trimmed until winter. AI to contact 3D to schedule the rest of the tree trimming.
- 8) Community Input: None.
- 9) Adjournment: The meeting was adjourned at 8:04. The next meeting will be on Monday, the 13th of August at the Senior Center.