

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
June 11, 2018 at 927 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

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:37 PM.
- 2) **Approval of Minutes:** Minutes for the May '18 board meeting were reviewed by all board members. Rick made a motion to approve the minutes, Sue seconded the motion and the board unanimously approved.
- 3) **Changes to Agenda:** Rick signed the document accepting the Deferred Fee Schedule with our attorney Molly at Winzenburg, Leff, Purvis & Payne, LLP.
- 4) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) **Receivables:** No updates provided.
 - b) **Delinquent Accounts:** Unit 942 has paid in full. Unit 946 has been turned over to legal for collection. Al to send a notice of delinquency to 934 to collect \$920, as of July 1. Per the CCRs, any homeowner who is not current with HOA dues cannot vote at the annual meeting.
 - c) **Financials:** With the new AppFolio software the financial reports have changed. Sue voiced concerns about being able to verify deposits now that some are being filtered through AppFolio. After Al clarified a few things Sue said she would try and see if she can make this work. Al is also looking into insurance quotes for 2018/2019. He stated that American Family is not taking condos anymore. Farmers will go to a 5% wind & hail deduction.
 - d) **2018/2019 Budget:** Al provided a draft budget. The board reviewed and discussed changes. Al to make the requested changes and send to the board for further review.
 - e) **Painting:** Al received a bid from Exterior Solutions for painting Buildings 6 and 9 (Units 930-938 and 940-948). Al to get additional bids from Prep Rite and 5-Star.
 - f) **Landscape:** Turf Paradise has completed aeration, weed control, and fertilization. They skipped mowing on June 11 per Bonnie's request.
 - g) **Irrigation System:** Garrett has completed work from the 2017 NGLA grant. He is still working on a root pinch in zone 10 by Unit 950. Garrett reviewed the operation of the baseline controller with Bonnie on June 8th. Rick and Bonnie to work on getting the baseline controller connected to the internet.
 - h) **Gutters:** Longmont Seamless Gutters fixed the gutter issue at 921. Vince also cleaned out the gutters at 941 and replaced some barn lights that were not working.
 - i) **Violation Notices:** None.

Old Business:

- a) **Security Camera Resolution:** Will contact Joe Busacca to see if he has any ideas for camera replacements.

- b) **Chimney Inspections:** Completed as of June 11th with the exception of 915. They were unable to get access to the unit.
- c) **2018 NGLA Grant:** Per Bonnie the 2018 NGLA grant was approved by the City of Longmont. Bonnie still needs to get a bid from Garrett for the proposed work.
- d) **Irrigation Clock 1:** Clock 1 is temporarily connected with an extension cord to Unit 903. Bonnie noted that the GFI has been tripping when it rains. Jeff will secure the connection with electrical tape. The Board continues to look for a permanent solution.
- e) **Irrigation overview:** Jeff was concerned that too many people are tweaking the irrigation clocks. We agreed that Bonnie will manage the baseline controller at this time. Sue and Jeff will manage the rest.
- f) **New AppFolio:** The AppFolio system is up and available for homeowners to use.

New Business:

- a) **Reserve Account:** The Board decided it was in the best interest to move the reserve account, approximately \$132,000, into a higher interest earning account. The Board also moved to transfer \$25k from the operating account into the reserve fund. Sue and Jeff will open an account at Premier Members Credit Union and move \$157k total into the new account. This is a 15 month CD earning 2.15% interest.
 - b) **ACC requests:** Unit 913 requested approval for new basement windows. Unit 973 requested approval for a new screen door. Both were approved.
 - c) **Building Painting:** Buildings 6 & 9 (Units 930-938 and 940-948) are scheduled to be painted this year. The Board discussed several options concerning budget constraints and timing issues. The Board opted to paint both buildings in the fall in order to keep on schedule.
 - d) **Building Paint Colors:** Sue would like to pursue updating the body color for these two buildings. She is working with another homeowner to come up with some color choices.
 - e) **Budget Review:** Al provided the Board with a draft budget. After review and discussion Al to update and forward changes to the Board.
 - f) **Other:** Bonnie mentioned that 917 fence is leaning to the north. Vince to look at.
- 5) **Community input:** Lynn will put together a new newsletter which will include a thank you to homeowners for donation for new plants.
- 6) **Adjournment:** The meeting was adjourned at 8:45 PM. The next meeting will be on Monday, the 9th of July at 6:30 PM, at Rick Marsh's, Unit 952.