

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
May 14, 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, Lynn McClain – Director, Marie Raines-Homeowner

- 1) **Call to Order:** The meeting was called to order by Rick Marsh at 6:34 PM.
- 2) **Approval of Minutes:** Minutes for the April '18 board meeting were reviewed by all board members. Sue made a motion to approve the minutes, Lynn seconded the motion and the board unanimously approved.
- 3) **Changes to Agenda:** None.
- 4) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) **Receivables:** No updates provided.
 - b) **Delinquent Accounts:** Al spoke to Unit 942 homeowner and he has agreed to get caught up. Al sent him instructions for paying with a credit card. Unit 946 has been turned over to legal for collection. Al contacted Unit 934 homeowner who still owes \$640 as of May 14th. He was informed of the delinquency but has yet to make additional payments and will be turned over to collections.
 - c) **Financials:** Sue moved \$505.06 from operating account to barn account. The Barn account now balances with the Liability account.
 - d) **Unit 921 gutter overflow:** Judy Weil reported the gutters by her unit overflowing during the heavy rains we had in May. She also reported water dripping into her unit near her bedroom window and a possible loose wall panel under the window. Vince will inspect this later this week.
 - e) **Irrigation System:** Garrett is finishing up work from the 2017 NGLA grant. There have been numerous leaks since the system was activated. Bonnie requested installation of a barrier to protect the valve box by 959 which has been damaged multiple times by vehicles.
 - f) **Downspout extensions:** Longmont Seamless Gutters has completed this work.
 - g) **Violation Notices:** None.

Old Business:

- a) **On-going Property Repairs:**
 - Unit 915 Garage Fire: Homeowner still needs to remove decking for repairs to be completed. According to Rick, the original plan to replace the patio fence will not work. The trees inside the fence will need to be removed and the fence will be repaired.
 - 955 Divider Wall: Blake will complete necessary repairs.
 - 934 Flashing repair: Vince to look at.

- b) **Security Camera Resolution:** Sue contacted the company who sold us the security cameras. A representative came out and said the only solution was to purchase new equipment for approximately \$1,500. The Board declined. We will ask Joe Bussaca if he has any ideas to get better resolution.
- c) **Chimney Inspections:** Rick previously sent a notice to homeowners that have wood burning fireplaces regarding a need to have chimney inspections done and documented. The inspections are to be scheduled for June 2018.
- d) **NGLA Activities Grant:** Lynn applied for NGLA Activities grant and was awarded \$150 for our annual meeting.
- e) **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.
- f) **Irrigation Clock 1:** Clock 1 is temporarily connected with an extension cord to Unit 903. The Board continues to look for a permanent solution.
- g) **Trees and Grounds:** A third replacement tree, an Imperial Locust, has been planted by Building 1. A Winter King Hawthorne was planted by Unit 959.
- h) **Reynolds Farm garage sale:** The garage sale was set for June 2nd, 8am-2pm.
- i) **Sod Repairs:** Sue and Jeff will purchase and install sod in bare spots once sprinkler system is fully functional.
- j) **New AppFolio:** The AppFolio system is up and available for homeowners to use.

New Business:

- a) **Rental list and 981:** 981 home ownership is still in probate. Late homeowner's grandson is still living there and updating the unit.
 - b) **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. Jeff motioned to approve this transfer, Bonnie seconded. All board members approved of this move and authorized board members Jeff Schwander and Susan Wintersteen to open a new account at Premier Members Credit Union and transfer the funds from 1st Bank.
 - c) **ACC requests:** None.
 - d) **Barn Report:** Unit 963 was notified of barn rules violation and given until end of April to correct. The homeowners have since reduced the amount of non-vehicle storage.
 - e) **Building Painting:** Buildings 6 & 9 (Units 930-938 and 940-948) are scheduled to be painted this year. Board members will look at all buildings to see if any other buildings should have higher priority. Once the board decides on buildings to be painted, AI will get bids.
 - f) **Other:** Jeff volunteered to inspect the crawl space barrier installed under Building 12, 959 – 965, and verify that air vents are clear of obstructions.
- 5) **Community input:** None
- 6) **Adjournment:** The meeting was adjourned at 8:11 PM. The next meeting will be on Monday, the 11th of June at 6:30 PM, at Rick Marsh's, Unit 952.