

REYNOLDS FARM CONDOMINIUM ASSOCIATION
Monthly Board of Directors Meeting

October 8, 2018

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

- I. **Call to Order: 6:32 PM at 969 Reynolds Farm Lane .**
- II. a) **Community Input: Three roofing companies report that none of the roofs in RF currently need replacement, but several are in need of repair. Roofs were replaced in 2000 and estimates are they won't require replacement for 10 years. One company presented a bid of \$6000 for repair. Al will seek additional bids.**
- b) **The board approved the use of cedar composite decking on future deck replacement for future reduced maintenance costs.**
- c) **Vince repaired the gutter and fence at 981 and replaced damaged concrete at 934.**
- III. **September minutes were approved.**
- IV. **Manager's Report:**
- a) **Delinquent Accounts: There remain two delinquent accounts. Al is making progress on a resolution to both.**
- b) **Financials: Reynolds Farm is currently \$14,672 under budget. Full financials available on the website.**
- c) **Painting: The board chose the color combinations for Buildings 6 & 9.**
- d) **Water Usage: Despite being a dry and unusually hot summer, water usage is down from last year.**
- e) **Concrete: The board is considering different bids for repair or replacement of areas deemed unsafe.**
- f) **Trees: 2 ash trees were removed along 9th and shadow trees were planted as replacement. Wood chips were moved to the barn area and will be spread at a future date. Additional trees will be trimmed soon.**

**g) All leaks in irrigation system have been repaired. Sprinkler heads were replaced between 965
967.**

V. New Business:

a) Several decks along 9th street appear to be unsafe. AI will seek bids for repair or replacement.

b) The location of two security cameras was approved.

**c) Donations for memorial bench honoring Rick Marsh are being accepted. Checks should be
made payable to RFL HOA and can be given to any board member.**

**d) Conflict of interest: Board member Marie Raines is a Realtor occasionally involved in Real
Estate transactions at RFL. Her husband Vince Raines also does maintenance at RFL. The
board has accepted Marie's offer to abstain from any votes involving repair or maintenance on
property she has listed as well as repair bids by Vince.**

Meeting adjourned at 8:18