

REYNOLDS FARM CONDOMINIUM ASSOCIATION
Monthly Board of Directors Meeting

September 17 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. Change to agenda-ACC move to top of agenda this month.

- a. **The “Adopt a tree program”:** Three residents (Lynette McClain, Krystal Forehand and Gina Underwood) have requested to adopt a tree. Approval is contingent on location, safety of underground lines and suitability of tree species for location.
- b. **Back deck replacement for Sandra Robertson (950) at home owners expense approved.**
- c. **941 request for removal of juniper bush at owner’s expense was approved.**
- d. **Anne Sheldon (959) and Mulronev (932) request repair to drive way and sidewalk. Al will meet with concrete repair people to determine cost.**
- e. **Andrew Dutchman (975) wants to move fence. ACC form with description of change needs to be submitted.**
- f. **Bob Gardiner (975) requests removal of Maple tree overhanging his parking area. Al will obtain estimates on major trimming instead.**
- g. **Larry Kubrick’s unit needs gutter and fence repair as well as replacement of broken light. No ACC approval required as HOA is responsible for repairs. Vince will arrange repair.**
- h. **Susan Smith (947) joins ACC. All forms (available on website) should be submitted to her.**

III. Mangers Report: Al Orendorff from Trio

- a. Delinquent Accounts: Two accounts over due by more than 60 days. AI is working with owners on resolution.**
- b. Financials: HOA is currently \$10,656 under budget. Complete financials available on website.**
- c. Painting: AI is waiting on bids. Paint colors for buildings 6 & 9 were approved.**
- d. Leak in Irrigation system behind building 11 was repaired.**

IV. Old Business

- a. Marie and Vince donated security cameras. AI will look into different camera types from COSCO.**
- b. A NIP grant proposal has been submitted for approval. The proposal includes an additional section of the irrigation system that will be upgraded to “smart technology” as well as conversion of some grass areas to xeriscape.**
- c. Roofing: Jeff Meeker will be submitting proposals.**

V. New Business

- a. The board gave preliminary approval for the lease of flatbed trailer for landscaping purposes.**
- b. The board is considering motorized retractable awnings for the back decks along Fordham street.**
- c. Bids are being gathered for the removal of three ash tree on 9th as well as some pruning of other trees.**
- d. The board is considering the purchase of a bench and plaque honoring Rick Marsh for his devotion and support.**

VI. Meeting adjourned at 9:45