

**Reynolds Farm HOA Board of Directors Meeting**  
**October 14, 2019**

Attendees:

Al Orendorff, Trio Property Management  
Lynette McClain, President (2021)  
Bonnie Prushnok, Vice President (2022)  
John Dollar, Treasurer (2022)  
Bob Epp, Secretary (2021)  
Gregg Missbach (2021)

1. Call to Order: 6:33 p.m.
2. Community Input: none.
3. Approval of Minutes: John made a motion to approve the minutes. Bonnie seconded the motion. The minutes were approved unanimously.
4. Changes to Agenda: none.
5. Manager's Report: We are currently \$17,800 over budget due to carryover for painting and irrigation. There is one homeowner account severely overdue. Possible resolutions were discussed. Road patching has been completed. The board discussed doing building repairs now on buildings 3, 4 and 10 and postponing painting until spring. Since the painting company guarantees their work and is familiar with paint specifications, we decided that it is their job to decide if painting can be performed this year. Obtaining FHA certification was discussed; more information will be obtained and disseminated to the board.
6. Financials: Complete financials are available on our website, reynoldsfarmhoa.com.
7. Election of Officers: Lynette nominated John for President, Lynette nominated Gregg for Vice President, John nominated Lynette for Treasurer, and Lynette nominated Bob for Secretary. All nominations were seconded and all nominees were elected unanimously.
8. Old Business: After considerable discussion, John made a motion to allocate \$36,000 for deck repair/replacement. Al will work with Timberline to obtain the most cost-effective combination of repairs and replacement. The motion passed unanimously. We have budgeted for replacement of four decks this fiscal year.  
  
The irrigation system will be blown out at the end of October, weather permitting.  
  
The reserve study has begun and should be completed by the December meeting.  
  
Lynette is working with Northern Water to obtain a xeriscape grant. The grant is due November 15.  
  
Bonnie submitted our proposal for the 2020 NIP grant to the city for review. The city will provide comments on or before 11/20/2019.
9. New Business: No ACC requests. There was no other new business.

The October meeting of the Reynolds Farm Board of Directors was adjourned at 8:15 p.m.