

# Reynolds Farm HOA Board

Meeting Minutes

July 8, 2019

## Attendees:

Al Orendorf, Trio Property Management  
Lynette McClain, President, 2020  
Bonnie Prushnok, Vice President, 2019  
Bob Epp, Secretary, 2021  
Greg Missbach, 2021  
Absent: John Dollar, 2019

1. Call to Order 6:35 pm
2. Community Input: None
3. Approval of Minutes: Motion to approve - Bonnie, Seconded - Lynette
4. Changes in Agenda: None
5. Manager's Report: Al reported that we are \$66,579 over budget. He is obtaining multiple bids for property insurance as well as bids on gutter repair and replacement. He will do a walk around with board members to determine stairs and decks in need of repair or replacement. He suggests that there are stairs along the east side in need of immediate repair. Garrett is stringing electrical wire to one city meter for the irrigation.
6. Financials: We are over budget due to unanticipated expenses of mold mitigation(\$25,000); insurance cost increase (\$6,000); concrete replacement of (\$38,000). Funds amounting to \$80,876 were transferred to the reserve account making a total of \$240,000 in the reserve account. The operating account has a balance of \$41,000.
7. Old Business: We are obtaining bids from Prep-Right for painting building 3, 4, and 10. Colors will be chosen for the above buildings and painting will commence sometime in September. Selected gutter cleaning will begin in September. Homeowners can remove and/or replace bushes at their own expense with ACC permission.
8. New Business: Lynette reported that she contacted 10 storage units and that fees averaged 80% more than what we are charging for similar sized storage units. Lynette made a motion and it was seconded to raise barn fees by 60%. The motion passed 3-1. Lynette requested that we increase the monthly contribution to reserves. No final decision was made in the absence of the treasurer. Paint color options were discussed but no decisions were made.
9. The meeting was adjourned at 8:10 pm