

Reynolds Farm Condominium Association
Monthly Board of Directors Meeting

January 14, 2019

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

I. Call to order

The meeting was called to order by President McClain at 6:34 PM

II. Approval of December Minutes

Bonnie Prushnok made a motion to approve the December minutes and the motion passed unanimously.

III. Addition to minutes

Lynette added discussion of mailboxes and John Dollar asked to discuss the barn.

IV. Community Input

No Input

V. Managers' Report

- a) There are three remaining delinquent homeowner accounts. One account improved, one got worse and one remains the same. Delinquency letters will be sent on the 17th.
- b) We are overbudget by \$6740. However, we have spent \$8298 on mold mitigation which was not in the budget. Al and the board conducted an in-depth discussion of the budget. Complete financials are available on the website.
- c) Painting and concrete are on hold.
- d) Roofing repair will start on Wednesday or Thursday.
- e) Fence and gutters were repaired at 943.
- f) Residents are advised that barbecuing on the deck is not permissible.

VI. Old Business

- a) Irrigation clocks need to be wired to the electric meter. A solar power option is being explored.
- b) AI will meet with concrete repair service to determine where repairs are needed and to determine the cost.
- c) 23 units have been inspected for mold. 10 units had mold and were mitigated. 5 more units will be inspected next week.
- d) We won't be receiving NGLA funding next year. Irrigation zone 5 will require \$3900 to complete. This is already in the budget;
- e) Site of Marsh memorial bench has been chosen. Board members will go door to door to raise the necessary funds prior to ordering the bench.
- f) Trees: Reynolds Farm had 21 ash trees. We now have 10 left. The remaining trees don't need to be inoculated until next year. 3 trees will be removed this year.

VII. New Business

- a) Marie resigned from the board to pursue her career in real estate. Her resignation is effective at the end of today's meeting. The remaining board member regretfully accepted her resignation.
- b) The board appointed John Dollar to fill the vacancy created by Jeff's resignation. John will become the treasurer and will be up for reelection in 2021 along with Bob Epp. Lynette is up for reelection in 2020 and Bonnie in 2019.
- c) The board approved a new light, exhaust fan, white door and windows at 975.
- d) The board reaffirmed that Sue Smith is chairperson of the ACC and all requests will go through her.
- e) John presented a plan for an alternative use for the barn.
- f) The board discussed the possibility of community mail boxes. No decision

was made.

Meeting was adjourned at 9:05