

## Reynolds Farm Lane Homeowners Association - Monthly Meeting

June 10, 2019

In Attendance: Lynette McClain, President; Bonnie Prushnok, Vice President; Bob Epp, Secretary; Al Orendorff, Trio Property Management; Garrett Quackenbush, Gregg Missbach

1. The meeting was called to order at 6:36 PM

2. Community Input: None

3. Additions to Agenda: roofs and security

4. Garrett's Irrigation Report: Streamline Plumbing will be out on Thursday to repair the valve supplying the north quadrant of RFL. Streamline will also repair several leaking faucets. Garrett suggested that we connect the main irrigation controller to the city meter and run the irrigation meters via hard wire. Conduit for the wiring already exists. John Dollar motioned that we accept Garrett's recommendation. Bob seconded the motion, which passed unanimously.

5. May minutes: Approved

6. Manager's report: We are \$42,000 over budget. This is due to unanticipated expenses for mold mitigation, concrete repair and insurance increase (\$6,000). Unexpected expenses totaled \$64,000. We are \$24,000 under budget excluding the unanticipated expenses. Delinquency notices were sent to two homeowners that are over 90 days delinquent. We authorized \$6,400 down payment (25% of total) for ongoing painting of Buildings 6 and 9. We will ask Vince Raines to repair concrete steps and gutter at 901. CD matures on June 12. Treasurer will re-invest reserves in a CD at a higher rate. Full financials are available on the RFL website.

7. Old Business: Painting on Building 9 will start this week. A structural engineer from Denver inspected decks on Buildings 3 and 4 and determined that the decks are safe. Discoloration under the decks is weathering and not wood rot. The fence was repaired at 952. Concrete at John Dollar's unit will be painted with the current project. Concrete wall at 915 will be painted in September when Building 3 is scheduled to be painted. Memorial bench has been installed and plaque will be installed next week. Thanks to Bonnie for all her work. Lynette has changed the wording on the ACC request procedure and the changes will be added to the website. The board discussed raising barn dues in order to increase barn revenue. The concept was tabled until comparable storage rentals are evaluated. There has been some vandalization in the common area. Lynette will examine security camera footage.

8. New business: John Dollar made a motion to nominate Gregg Missbach to the empty position on the board. Bob seconded the motion and Gregg was elected unanimously as the 5th board member.

The meeting was adjourned at 8:41