

Reynolds Farm HOA Board of Directors Meeting
November 11, 2019

Attendees:

Al Orendorff, Trio Property Management
John Dollar, President (2022)
Gregg Missbach, Vice President (2021)
Lynette McClain, Treasurer (2020) (acting secretary for this meeting)
Bonnie Prushnok (2022)

Absent:

Bob Epp, Secretary (2021)

Visitors:

Laura Hoffman

1. **Call to Order:** 6:38 p.m.
2. **Approval of Minutes:** Gregg made a motion to approve the minutes with minor corrections. Lynette seconded the motion. The minutes with corrections were approved unanimously.
3. **Manager's Report:** We have \$11,635.09 in the operating account and a total in reserves of \$258,217.38. We are \$2,648.39 UNDER budget YTD.

There is one homeowner account significantly overdue. Unless that homeowner contacts Trio with a payment plan, the account will be turned over to legal for collection.

Painting repairs have begun on buildings 3, 4 and 10, but the painting company has replaced the crew so there have been several delays.

Irrigation: The system has been blown out for the season.

Road repairs: Denver Asphalt has completed the road repair for this season. Ten heat repairs were completed on October 4. Ground Engineering, a consulting firm, provided a bid with a scope of work to evaluate the condition of the road. Al explained that without having an evaluation done, the HOA or contractor does not know the extent of the degradation of the road base. Having a report will provide a solid basis to create a bid to properly repair the road. We will revisit this issue next spring (2020).

Deck replacement will begin in January. Gutter repairs are scheduled for the week of November 12. Gutter cleaning will start later in the month, weather permitting.

Building 13 tested positive for elevated radon levels. The crawlspace under the building is common property and the radon levels will need to be mitigated at the HOA's expense. Al will get quotes to address this issue.

4. **Old Business:** Comments from the city on our NIP grant application should be received by November 20.

The Northern Water grant application is due November 15. To complete the proposal, we need a landscape design. A motion was made by John and seconded by Gregg to pay \$700 for an architectural landscape design by Alison Peck of Matrix Gardens. The motion passed with three approvals and one abstention.

The reserve study has begun and should be completed by the December meeting.

There is one barn vacancy, a 10x10 unit upstairs. Currently, barn storage fees are generating \$565 more revenue per month for the HOA than last year.

5. **New Business:** No new ACC requests.

Topsoil application and grass seed planting: Bonnie moved to purchase two cubic yards of topsoil to fill in where needed, and Gregg seconded the motion. It passed unanimously.

There was a discussion about whether to add a guest parking space next to 949. Sentiment was against it and no motion was made.

John discussed the Inspection of Records policy for when residents ask for details about expenditures. The policy is explained on the HOA website under the Resources tab. John also mentioned that he will be sending out a draft of "Best Practices" for review by HOA board members.

John moved to appoint Laura Hoffman to replace Lynette McClain on the HOA Board of Directors. Bonnie seconded the nomination. The vote was unanimous. Laura will begin the appointment after Lynette closes on her house on November 18.

6. **Community Input:** none.
7. **Farewell to Lynette:** The Board thanked Lynette for her service and presented her with the ceremonial pen and pencil set given to board members upon their leave-taking.
8. **Adjournment:** John motioned to adjourn, Gregg seconded, and the motion passed unanimously. The November 2019 meeting of the Reynolds Farm Board of Directors was adjourned at 7:53 p.m. The next meeting will be December 9 at 6:30 p.m. at 930 Reynolds Farm Lane.