

Reynolds Farm HOA Board meeting April 13, 2020

Attendees: Al Orendorf, Trio Property Management

Greg Missback, Vice President (2021)

Bob Epp, Secretary (2021)

Bonnie Prushnok, director at large (2022)

Laura Hoffman Treasurer (2021)

1. Call to Order 6:39 PM

2. Approval of Minutes: Bonnie made a motion to approve minutes. Bob seconded. The motion passed unanimously.

3. Manager's Report: Timberline has completed the decks. We are currently \$26,000 over budget for the month. However, we have nearly \$26,000 in spending scheduled (concrete repair and seal coating) for next month which will not be used. This will keep us on budget for the year. The major delinquent account is now paid in full. Only one homeowner is currently overdue by more than 30 days. Complete financials are available on RFL website. We have a bid from Turf Paradise available for review and signing.

4. Old Business: The board gave preliminary approval to homeowners at 917 and 947 for deck replacement pending submission and acceptance of ACC forms. The board has committed to replacing the roofs on at least two buildings this calendar year (buildings 10 and 14) and possibly a third. Al will contact Exterior Solutions concerning a bid for buildings 10 and 14. He will ask them to evaluate which building is the best candidate should we decide to do three buildings this year. The board requested that Jim Ragsdale from Roof Inspection Solutions supervise the replacement. We also plan to replace the roofs on two additional buildings next year. The roof replacement on these 4 (5) buildings is possible because of the dues increase three years ago. The board will use the 2011 roof survey to determine sequencing of additional roof replacements unless further inspections indicate a necessary change in the schedule. The board decided to change the paint schedule from 6 years to 7 and delay other maintenance projects. We discussed the best options for funding the roof replacement on the remaining buildings. Greg and Laura will prepare a "survey monkey" to gauge the homeowner's views on possible options. Davies Tree service will inoculate 7 ash trees. We removed one tree in front of 933 and trimmed several trees. Wood chips were spread on the north end of RF. Bonnie presented an update on the grant proposal. Bonnie made a motion that we accept the bid from Turf Paradise and engage Garrett to clear the sprinklers in the spring and blow them out in the fall. Greg seconded the motion which passed unanimously. Rita has applied for a grant which will fund the annual meeting.

5. New Business: Al requested that we send him past minutes in order to update the website. Bonnie has ordered new trees from the city's annual sale. Greg made a motion to adjourn. Bob seconded and the motion passed.

Meeting Adjourned 7:47 PM