**Reynolds Farm HOA Board meeting February 10, 2020**

Attendees: Al Orendorf, Trio Property Management

John Dollar, President (2022)

Greg Missback, Vice President (2021)

Bob Epp, Secretary (2021)

Bonnie Prushnok, Director at Large (2023).

1. Call to Order 6:37 PM

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

 3. Manager’s Report: RFL is currently $17,100 over budget. This is due to unscheduled building maintenance totaling $13,900 for repairs coinciding with the painting as well as landscaping, electrical and irrigation repairs. Painting has been completed and most residents surveyed are pleased with the results. The roof at 952 is leaking. RFL will pay to repair the drywall and the roof if it is not replaced this fall. 939 and 969 have serious gutter overflow problems resulting in ice hazards. John made a motion to repair these gutters. Bob seconded the motion which passed 3-1. Seamless gutters will do the repairs. Timberline will add facia to new decks which will complete their contract.

4. Old Business: John gave a presentation on the roof repair special assessment. The discussion included alternatives which we will present to the homeowners along with the plan recommended by the board. A written notice of a special assessment meeting will be mailed to the homeowners on April 1. This will be followed by informational meeting with interested homeowners on April 6 & 13. The neighborhood-wide meeting for voting on the special assessment will be on May 11. If approved by the homeowners, roof replacement will begin in early fall of this year.

 Two adjacent homeowners want to replace the railing between their units. The board had no objections, but will refrain from approving until an ACC request is presented

 The Northern Water grant was approved. Implementation of the grant requires and in-kind contribution of $4000 by the HOA. The board decided that it was not appropriate to fund the grant at this time. John made a motion to decline the grant. Bob seconded the motion which passed unanimously.

 Al will update the HOA member directory.

5. New Business: The ash tree at 933 will be removed this spring because of ash disease. This tree will be replaced in the spring. John made a motion to purchase two trees from the city at their annual spring sale. Greg seconded the motion which passed unanimously. Greg made a motion to reimburse Bonnie the sum of $106 for electricity used during house painting. John seconded the motion which passed unanimously.

Meeting Adjourned 8:00 PM