

Reynolds Farm HOA Board meeting July 13, 2020

Attendees: Al Orendorf, Trio Property Management

Gregg Missback, President (2021)

Bob Epp, Secretary (2021)

Bonnie Prushnok, Director at Large (2023).

Karen Ramon, Visitor

1. Call to Order 6:37 PM

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

3. Manager's Report: We finished the year \$12,000 under budget and put \$22,500 into reserves. Financials are available on the website. Al discussed the proposed 2021 budget with the board. The board made several changes to the 2021 budget based on analysis of the 2020 budget. The new budget will result in a shortfall of approximately \$39,000 due to scheduled roof replacements. The difference will be made up by taking \$40,000 out of reserve roof fund. Gregg made a motion to approve the 2021 budget. Bob seconded the motion which passed unanimously.

4. New Business: a) The board proposed to have the 2020 annual meeting online via ZOOM because of COVID virus concerns. We have scheduled a practice ZOOM session on 8/10 @ 6:00 for residents who are interested in learning how to use ZOOM.

b) The board agreed in principal with Exterior Solutions bid for replacing the roofs on buildings 10, 7 and 1. Gregg made a motion to accept the roofing bid. Bonnie seconded the motion which passed unanimously. Gregg will go over the contract prior to final acceptance of the contract. The board will decide on the color of the shingles. Al will schedule the project with Exterior Solutions.

c) The board discussed an ACC request involving a privacy fence. It was decided that more detailed description is needed. However, the board is inclined to deny any request involving a substantial change in the street view of any of the homes.

d) Al will send a message to homeowners asking them to avoid watering their lawns during the heat of the day.

e) Bonnie made a motion that we appoint Karen Ramon to replace John Dollar on the board. Gregg seconded the motion which passed unanimously.

Gregg made a motion to adjourn. Bob seconded and the motion passed.

Meeting Adjourned 8:00 PM