

December 14 2020 RFL HOA Board Meeting Minutes

Meeting Attendees:

Gregg Missbach President (2021)
Bob Epp Vice President (2021)
Bonnie Prushnok Treasurer (2022)
Karen Ramon Secretary (2022)
Sandy Jones Board-Member-At-Large (2023)
Al Orendorff Property Manager
Community Members: Moira Hill
Sue Wintersteen
Lew Collins

- 1) 6:30 pm, Gregg called the meeting to order and made a motion to approve the November HOA minutes. All agreed.
- 2) Al gave his Manager's Report: The roof's final invoices from Exterior Solutions and consultant have not been received yet. The new roofs for buildings 1,7 and 10 have been completed. The consultant has approved them and the City of Longmont has inspected them and the roofs passed inspection. Regarding HOA delinquencies, there is one chronic delinquency and it was determined that if it was not brought up-to-date by the end of December then the unit owner would be in violation and further steps would be taken.
- 3) Regarding the turf damage incurred during the roof replacement, Exterior Solutions will address and put down seed. Additionally, Exterior Solutions will be repairing the damaged concrete.
- 4) Board members participated in a training with attorney Molly Foley-Healy on December 7th.
- 5) The Board determined that the previously contemplated dog run for the community would not go forward.
- 6) Al sent letters to owners of Units 943 and 949 regarding violations to HOA policy.
- 7) Unit 985 submitted to Bonnie an ACC request regarding purposed alterations to the fenced-in patio and requesting that the HOA fund some of the changes. Gregg requested to review the plan documentation and will give the owner a response at a later date.
- 8) Repairs to the interiors of units 967 and 947, damage due to roof failure, to be completed in the next week.
- 9) Karen recommended that a committee be initiated to narrow down future roof replacement/Special Assessment options to be submitted to the RFL owners in a survey.
- 10) It was determined that the Special Meeting regarding the financing of future roof replacement and possible Special Assessment would be conducted in the Spring.

11) Unit 979's west deck has deteriorated and a new owner is moving in. Replacing the deck with Trex, as was decided in 2018 to increase longevity, was discussed. AI is in the process of obtaining an estimate of cost. The issue was not resolved.

12) AI is looking into a Board email option that could remain consistent with the Board offices even when the Board offices change hands.

13) The issue that the Bylaws state that the Board should be comprised of six members and the current Board has five members was discussed. A previous revision of the Bylaws was attempted several years ago but was never ultimately approved. It was determined that this issue would be revisited and studied further.

14) Tori Missbach was elected Barn coordinator.

15) Gregg opened the meeting up for community input however there was none.

Gregg adjourned the meeting at 7:45