

## November 9th 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  
Ann Marsh

1) 6:30 pm, Gregg called the meeting to order and made a motion to approve the October HOA minutes. All agreed.

2) Al gave his Manager's Report:

Financials: YTD we are \$77.3K under YTD budgeted expenses to the end of October. Primarily due to the insurance payment and roof repair payment. That number will change in November once we pay Exterior Solutions for all their work. Still awaiting a final estimate from Scott Kanemoto (insurance agent) who is working on a lower premium. We have 4 people to send barn security refunds to. We need to transfer funds from the operating account to the barn security account for the new renters.

Delinquent Accounts: We have 6 units with some level of delinquent accounts with one unit with the largest amount at \$509.48. We will continue to track these and attempt to bring them current.

**Roofing:** Exterior Solutions expects to have all work completed on the exterior areas by the end on this week. The gutters need to be installed on building 10 along with some flashing and minor punch list items on all buildings. Jim Ragsdale will be doing a final inspection late this week and Al intends to be there. They have paid extra attention to the water penetration at 952. They applied additional weather and ice shield to eliminate potential for water penetration. Per Ragsdale's last report dated 11/09/2020 we have additional damage on the heating vent flue pipes that need to be repaired. Exterior is getting a price for this work and Al will present the estimate to the board later this week. Ideally, they can do this next week as well. GTL plan to blow out the irrigation system possibly later this week or sometime next week. They are awaiting a compressor. Lynn Marshall's deck at unit 979 is damaged and in need of repair. Kaufman and Associates will repair this week, but need to know the full scope of the project. Question: Are we just replacing the one damaged trim board? The board's answer was "yes". Funding for the roofs will be taken from roof savings in the reserve account.

3) Bonnie reported that Summit Tree Care trimmed the tree limbs over unit 930's garage, trimmed the pine tree limbs over hanging unit 901's deck and cut off some dead branches from a cottonwood by the ditch. They will do a second cutting in February on unit 930's pine tree and two additional cottonwoods.

4) The October training for the board with an attorney had to be rescheduled. It will be scheduled for after Thanksgiving.

5) Bonnie reported on the irrigation audit and stated that she would implement the recommendations when the sprinklers are turned on in the Spring. Some nozzles need to be replaced and some lines are being pinched by tree roots. Some areas are not getting good aeration.

- 6) Karen is working with Rita on updating the Board Handbook and it will likely be completed in January or February.
- 7) The owner of 948 submitted an ACC request to replace his sliding glass door and all of the windows. A vote was called and all board members approved the ACC request.
- 8) Gregg stated that an owner has offered to build a fenced-in dog run on the north side of the Barn. The owner would do the labor for free. The board agreed to pursue the matter by speaking with the HOA attorney about it and by getting a quote on the cost of materials.
- 9) A joint thank you went out to Bonnie for all her hard work with all the plants and landscaping that she has completed to increase the beauty of our common grounds.
- 10) The interior repairs of units 967/Ann Marsh and 969/Moira Hill were reviewed. Ann has an interior wall bulged under the window that she believes was caused by exterior water leakage. As she had the window replaced recently by Vince, she will discuss the matter with Vince to determine the possible cause. Exterior Solutions should be connecting with Ann, Moira and unit 952/Iris to complete the interior work in the next week or two.
- 11) Gregg called for community input and there was none offered.
- 12) 8:15 pm, Gregg adjourned the meeting.