

September RFL HOA Board Meeting Minutes

Meeting Attendees:

Gregg Missbach President (2021)

Bob Epp Vice President (2022)

Bonnie Prushnok Treasurer (2022)

Karen Ramon Secretary (2022)

Sandy Jones Board-Member-At-Large (2023)

Al Orendorff Property Manager

Community Members: Jeffery Schwander

Susan Wintersteen

Tori Missbach

- 1) Gregg called the meeting to order.
- 2) Al gave his manager's report: The HOA insurance is needing to be renewed, insurance broker True North is in negotiations to set up a new insurance policy. Until a new policy is established, the existing policy will be renewed quarter by quarter. The current two unit's roof leak repairs are in the process of being scheduled for repaired by Exterior Solutions. Gregg has signed the roof replacement contract with Exterior Solutions for the three buildings numbers 1, 7 and 10 at \$98,000. The replacements will be scheduled in October and Al will get a more specific date and get back to the board. The roof replacement of the three buildings is coming out of the HOA financial reserves.
- 3) Bonnie spoke about several pinched sprinkler lines that is causing malfunction of some sprinkler heads and dead grass in some areas. Some of these lines have been repaired and the grass appearance has improved. Research Central will be conducting a study of the effectiveness of the RFL sprinkler system on 9/24. A walk-through will be scheduled with Summit to determine the tree limbs that need to be addressed before Winter.
- 4) Bonnie requested that the Unit Owners who are renting their units be sent a reminder that their renters be notified of the HOA Covenants, By-Laws, Rules and Regulations and Policies. Al stated that he would send the eight owners who are renting their units an email and also send them the Covenants, By-Laws, Rules and Regulations and the Policies.
- 5) A Fall newsletter that included information covered in the Annual Meeting was discussed. Tori agreed to generate the Fall newsletter and Al agreed to send it out.
- 6) The topic of the availability of the buildings exterior paint color information needing to be available to residents was brought up. It was discussed that the paint color codes needed to be available on the RFL Website. Bonnie stated that she would get the paint codes and get them to Al so he could put them on the Website. The yearly repainting of buildings schedule has been delayed to build up the HOA reserve to pay for the roof repairs.
- 7) Unit 915 has large pieces of paint peeling off her cement wall. Additionally, Unit 949's deck repair was faulty. Al stated that he has a call into Exterior Solutions regarding these repairs and will reconnect with them to see when that repair will be scheduled. He stated he would get back to the Board on when these repairs would be scheduled.
- 8) Gutter clean-up will be scheduled towards the end of November.
- 9) Al is in the process of finalizing the snow removal contract with Turf Paradise. Snow removal of the street, sidewalks and joint driveways will occur after a snow fall of 4 inches or more. A discussion proceeded regarding using non-corrosive ice melt by residents. Al stated that Turf Paradise could provide buckets of non-corrosive ice melt to residents.
- 10) Al is in the process of scheduling a training session for the Board members with HOA attorney Mollie. He will get back to the Board about possible times.
- 11) The Board was previously made aware that a renter was running a B&B out of her unit. The renter was notified verbally that the Board was asking her to desist and she was given a copy of the Covenants that included the points that prohibited the practice. The renter advised that the current B&B room occupant would leave Sept 10th and asked if she could

stop the B&B after that. The Board was all contacted by email and agreed to her request. The renter and the owner were sent a letter of the understanding and agreement. Another renter's teenager had groups of teenage boys coming to the property frequently at night being loud, obscene and destroying landscaping to the grounds. Police were contacted three different times. The renter was notified verbally by a Board member and the disruptions stopped. Thirdly, a Board member was notified that a new resident was parking in a manner that obstructed access to The Barn. The Board member did further research and learned the the parking problem was an isolated event related to the resident moving in.

- 12) A concern was brought up that the Barn rent may be have been raised too high earlier in the year. It was decided to delay this discussion to another time.
- 13) Bonnie was notified that one of the units near her had a security light broken and the unit owner believed it had been vandalized. Al advised that there had been a rise in vandalism in the area and residents needed to increase their vigilance in closing their garage doors and locking their cars.
- 14) Gregg asked if there was any community input from Susan, Jeffery and Tori and there was none.
- 15) Gregg adjourned the meeting