**Reynolds Farm HOA Board meeting   January 13, 2020**

Attendees: Al Orendorff, Trio Property Management

John Dollar,  President (2022)

Greg Missback, Vice President (2021)

Bob Epp, Secretary (2021)

Bonnie Prushnok, Director at Large (2023)

Laura Hoffman, Director at Large

Visitor, Dillon Iarussi, Blue Spruce Construction Group

Rita Gee, Visitor

1. Call to Order 6:37 PM

2.  Community Input-None.

3. Dillon Iarussi gave a presentation on the state of the roofs at RFL. Roofs don’t meet current building code and roof ventilation is below standards.  He recommends replacement of all roofs within three years. Buildings 8,10,12 and 15 should be replaced this year. Building 10 is leaking and 15 may currently be leaking.  Estimate is $481,050 ($8250 per unit) for total replacement over 3 years with a reduction in cost if all are replaced this year. Cost includes impact resistant shingle, new gutters and upgraded ventilation. A seconds roofing company will give a presentation at the February meeting.

4. Approval of Minutes-Bonnie made a motion to approve the minutes. Bob seconded the motion. It

    was approved unanimously.

5. Changes to Agenda-none.

6. Manager's Report-We are currently $19,000 over budget.   Snow removal cost $2300. One delinquent account remains. Gutter cleaning will continue next week weather permitting. Construction on deck replacement has started. Awaiting inspection of framing and arrival of new material.   Radon mitigation has finished at a cost of $1700.  Complete financials are available on RFL website.

7. Old Business:  NIP grant has been presented to the city.

8. New Business: There were no ACC requests.  The board discussed the various options for roof replacement including the time frame for replacement and financing (special assessment [s] and reserve funding contribution).  We will firm up the different options during the February meeting. The board proposed informational meetings with small groups of homeowners beginning in March.

9. Gregg made a motion to adjourn which was seconded by Bonnie.  The motion passed.

Meeting Adjourned 9:29 PM