

April '21 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 and Moniece Property Manager
Community Members: Moira Hill
Ann Marsh

1) 6:30 pm, Gregg called the meeting to order. Two suggestions were made regarding the March minutes related to the mulch processing and the adjournment time being changed to 7:40. Karen motioned that the March minutes be approved as amended and Bonnie seconded. All agreed.

2) Gregg asked if anyone had anything to add to the agenda and no one offered additions.

3) Manager's report: Al reported on the financials; we are \$17,000 over budget partially due to the unexpected \$11,000 rise in the HOA insurance bill. Al stated that he is continuing to pursue a different HOA insurance plan. Summit Tree Service addressed several trees that were a safety issue. Summit Tree has submitted a bid for the upcoming season. The homeowner that is delinquent on the HOA fee is very slowly bringing that delinquency down however Al will be consulting with the HOA attorney to see if further action should be taken.

4) Old/Ongoing Business

- Roof Replacement, Special Assessment and Special Assessment Survey - Two roofing companies have submitted bids that are close to each other in price and scope. There are items that are unknown costs that neither company addressed well in their bids and the Board wanted time to ask those questions and refine the bottom-line figure for the costs of the roofs. The Community Survey is complete with a range of costs. Gregg requested to have more time to look over the survey. It was agreed that the Board would meet on the 15th to finalize the survey.

5) New Business:

- Unit 933 ACC's request was reviewed. The majority of the Board was concerned that the request to appropriate Common Element property would decrease the associations shared square footage that all the community is currently utilize. Extending the units fence, as requested, over the association's shared property would also disrupt the current irrigation system for that common area. The majority of the Board voted to deny the request.

- Parking Issues - Al will be sending some notices regarding owner's vehicles that are being parked in a manner that disrupts emergency and service vehicles from accessing the community.

- Barn Concern - Bonnie reported that the large garage door at the Barn has been found to be open all day with no one being in the Barn therefore putting items stored there at risk. It was decided to address the issue in a Spring newsletter.
- Landscaping Bids - Bonnie reported that she will be signing a contract with Turf Paradise.

6) 8:30pm Community Input was requested however all the comments appeared to have been addressed in the body of the meeting.

7) 8:35pm Gregg motioned for the meeting to adjourn and Bob seconded. All agreed