

February '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
Sue Wintersteen
Lew Collins
Ann Marsh
Iris Hammon
Andrew Dutchman

- 1) 6:30 pm, Gregg called the meeting to order. Several changes were suggested to be made to the draft of the January HOA minutes. With the added revisions Gregg motioned that the January minutes be approved. Karen seconded. All agreed.
- 2) Gregg asked if anyone had anything to add to the agenda and no one offered any additions.
- 3) Al gave his Manager's report: Al reported on the financials. He stated that some progress had been made regarding a catch-up plan on a unit that has been over a \$1,000 delinquent on their HOA fees. Unit 979's deck replacement has been completed.
- 4) Old/Ongoing Business
 - It was reported that Exterior Solutions has had some challenges regarding submitting an updated proposal for replacement completion of the rest of the roofs. Al reported that Jim Gardner believes that he will have a proposal for the Board by next week.
 - The Community Survey is 95% completed and is waiting for firm figures on how much the roof replacement is going to cost.
 - Bonnie is going to inquire with Alpine Bank regarding the possibility of the HOA obtaining a loan for the roof replacement.
 - The Board discussed the time-line of sending the Special Assessment community survey and the Special Assessment Meeting vote. The time-line is delayed until we get a reasonably firm proposal for the roof replacement.
 - Bonnie reported that her new Board email had been targeted by a scammer. Al will be looking into a group Board email system that homeowners can contact the Board with. It was decided that the recently developed Board emails would not be used.
 - The method for how the Special Assessment vote was going to be tallied was discussed, secret paper/email ballot or raised hands at the Special Assessment meeting. A question was raised about whether or not a quorum could be attained by homeowners just submitting a secret paper/email ballot. Al stated that he would ask the attorney and get back to the Board.
- 5) New Business:

- Unit owner 957 had requested the the HOA replace the back deck. Al had the deck inspected and it was deemed safe and not in need of replacement. The owner had also requested fresh paint for the fencing. The Board agree that the owner was welcome to touch-up the paint with the current paint color.
 - Bonnie reported that the City of Longmont is offering trees for \$50 a piece and she would like to buy two trees. Karen seconded the motion and all agreed.

 - Gregg reported that Tori has a draft of a Winter Newsletter developed. The issue of guests parking on the Reynolds Farm Lane road causing a hazard was discussed and it was determined that it should be in the newsletter. The Newsletter will be sent out when we are a week away from sending out the survey.

 - Karen reported that Unit 929's gutter or roof is leaking water onto the front porch and freezing causing the front porch to be unsafe. Gregg stated that this is also happening on his front porch. Al stated that he would have someone come and assess the situation for repair.

 - Bonnie reported that she is continuing to put aside \$30 a month per unit owner from the HOA fee for roof replacement. Karen suggested that a line-item on the financials be added for this but Al recommended against it.
- 6) Community Input - Unit owner 975 requested to be placed on the Rental List. He also stated that interior watermarks were developing in building 14. Al advised the Board that water prices were likely increasing in the coming year.
- 7) 7:50pm Gregg motioned for the meeting to adjourn and Karen seconded. All agreed