

March '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
Matt Hise

- 1) 6:30 pm, Gregg called the meeting to order. Gregg motioned that the February 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. Al stated that he is continuing to pursue a different HOA insurance plan. The current insurance fee has gone up \$11,000. Regarding an owner and their chronic HOA fee delinquency catch-up plan, their repayment has slowed and additional steps will be taken if their repayment does not get back on track.
- 4) Old/Ongoing Business
 - Roof Replacement: The Board received Exterior Solutions' proposal for the remaining roofs and it was approximately \$150,000 more than anticipated. The board agreed to pursue additional bids from other contractors on February 24th. Contractors BCG Roofing, B&M Roofing and GreenPoint Roofing have been assessing the roofs and will be submitting proposals in the next week. John's Creative Roofing will be assessing the roofs on Wednesday and submitting a proposal. The board will hold a zoom meeting to listen to proposals next week. Exterior Solutions is stating that they will be submitting a revised proposal. Bonnie spoke with Alpine Bank about the HOA obtaining a loan to replace the roofs and their loan rates, including attorney fees and origination fees were very high. The Survey is still waiting for firmer cost estimates but is ready once we get those. The time-line on the Special Assessment Meeting and Vote is probably delayed until May due to the pursuing of additional roofing proposals.
 - Board Emails: The board discussed board emails through G/Suite and agreed to try them again. There had been a previous concern regarding scammers. Al stated that he would have Cynthia send new passwords and he would set up a training if needed.
- 5) New Business:
 - Unit owner 985 submitted an updated ACC for her patio but was not requesting the HOA to finance any part of it. It was determined that it was not necessary for the the Board to be involved in a decision.

- Bonnie reported that she had purchased some much needed mulch at a good price and will be refreshing the garden areas in the next several months

- Al reported that Unit 929's gutter is in the process of being fixed.

6) Community Input - Unit 969 requested that she be sent Al's information regarding drought conditions possible water fee increases.

7) 7:40pm Gregg motioned for the meeting to adjourn and Karen seconded. All agreed