

May '21 RFL HOA Board Meeting Minutes
May 10th @ 6:30 via Zoom

Board Members:

Al Orendorff, Trio Property Management
Gregg Missbach, President (2021)
Bob Epp, Vice President (2021)
Bonnie Prushnok, Treasurer (2022)
Karen Ramon, Secretary (2022)
Sandy Jones, Board Member At-Large (2023)

Community Members: Moira Hill
Bernard Smith
Ann Marsh
Lew Collins
Matthew Hise

6:30 -Gregg called the meeting to order and inquired if there were any additional agenda items however there were no additions suggested.

6:35 -Gregg motioned that the April Board Meeting minutes be approved and Bonnie seconded. All Board members agreed.

6:40- Al gave his Manager's Report: The Turf Paradise contract has been signed. Several buildings have Flicker damage and repairs are in progress. Bonnie suggested that more bird houses be put up to avoid further Flicker damage.

6:50- Karen gave a report on the Board's activities and decisions since the April HOA Board Meeting: April 15th, all Board members were present and it was decided that an assessment survey was not needed based on informal community communication to the Board members. The majority of the community communication has indicated regarding the best scenario for payment of a roof Special Assessment was a payment plan over several years. GreenPoint had submitted a third proposal coming down to \$370,067 with a two year payment plan. Since GreenPoint and BCG were so close in their numbers, it was decided to analyze the proposals closely and meet again on the 18th. All Board members agreed. April 18, all Board members were present. Gregg suggested that the GreenPoint proposal with the \$50,000 down, \$50,000 at completion and two year no interest monthly payment plan was the best option for the community. Other Board members had questions regarding aspects of the GreenPoint proposal that were vague such as OSB board, the venting and GreenPoints openness to working with the roofing consultant/Ragsdale. Ragsdale's costs were estimated at \$29,100. It was agreed that the Board members would pursue the answers to the questions and meet again. April 21, all members were present and the answers to the questions were shared. Due to skyrocketing material prices BCG had withdrawn it's three year staggered payment plan option. GreenPoint was requiring a signed contract by May 31st to be able to lock in current material prices. All Board members agreed that the Board had sufficient information to schedule the Roof Special Assessment meeting and vote for May 27th. The announcement letter regarding the date of Special Assessment meeting and vote was composed. Three informational meetings were scheduled. It was decided to continue to pursue still unanswered questions regarding costs not fully outlined in the two proposals. May 2nd, all the Board members met and gave updates on the additional information that was obtained. The Board agreed that GreenPoint's \$50,000 down and \$50,000 at completion with 24 months of payments was the best price arrangement and they had a good reputation in the Longmont area. With a margin added for OSB board, building permits and the roofing consultant(Ragsdale), it was calculated that each unit owner's Special Assessment share was \$2,395 for the initial payment and then \$195 monthly for 24 months ultimately totaling \$7,075. 57 RFL homeowners would be paying

\$403,275. The current roofing funds in the HOA reserve could cover additional unexpected expenses. The letter detailing the numbers was developed and sent to AI for emailing.

7:00 - Gregg summarized the current Board Special Assessment proposal and the informational meetings scheduled for May 13 (Zoom), May 20 (in-person at the Barn) and May 26th (Zoom). Sandy asked about the supervision structure related to Ragsdale. AI stated that he would be supervising Ragsdale. Bonnie inquired regarding if a homeowner was not "in good standing" regarding their HOA payments and AI stated that the Bylaws stated that the homeowner could attend the Special Assessment meeting but could not vote.

7:15 -Sandy advised that she was retiring from the Board as she was selling her unit and moving. Sandy was thanked for her service to the RFL community. Karen nominated Moira Hill to replace Sandy on the Board and Bonnie seconded. All Board members agreed and Moira accepted.

7:20 -Unit 933 is reporting that a portion of his fence is rotted and needs replacement. AI reported that he would have a repair person make a safety assessment and get back to the Board.

7:25 -Bonnie motioned that the current Board member email GSuite system be abandoned and Karen seconded. It was suggested that each Board member needed some time to be trained and get used to the system. The motion was defeated upon vote. AI stated that he would set up training for the Board.

7:30 -Gregg inquired about Community input and comment and there was none.

7:35 - Gregg adjourned the meeting.