

October 11 '21 RFL HOA Board Meeting Via Zoom Minutes

Board Members:

Al Orendorff, Trio Property Management
Gregg Missbach, (2023)
Bob Epp, (2023)
Bonnie Prushnok, (2022)
Karen Ramon, (2022)
Laurie Riedeman, (2023)

Community Members: Jeff Schwander
Sue Wintersteen
Kellen Lask
Mark Petrak
Maira Hill

6:37 Gregg called the meeting to order and asked if there were additional items to add to the agenda. Karen requested that north ditch concerns be added to the agenda. Gregg motioned for the September minutes to be accepted and Karen seconded. Minutes passed.

6:45 Al gave his Manager's Report: Regarding the over all budget, the current status is \$11,000 under budget. The roofing project is currently \$75,000 over anticipated budget. Two homeowners have not paid the initial Special Assessment of \$2,395. One owner has the unit up for sale and is waiting for it to sell. The other homeowner has made a partial payment however is habitually delinquent on HOA dues. There will be a final roof replacement walk-through with GreenPoint on October 15th and several Board members will be attending along with Al. The City of Longmont has inspected the new roofs and they passed inspection. The roofing consultant, Jim Ragsdale, has inspected the roofs and has given his final report. Ragsdale's final bill of \$24,134 which was under anticipated budget of \$30,000. Most details that still need to be completed are cosmetic. The blowing out of the irrigation system is scheduled for the end of October. Contractor Coffman has inspected Unit 943's deck and recommended augmenting/replacing several boards. Several parking violations letters have been sent out. Unit 967 has requested reimbursement for electricity used during roof replacement. Al has spoken with GreenPoint and they will be sending a gift card to the homeowner. Several gutters terminate in the ground or under sidewalks which was originally faulty construction by the previous gutter installers. This is RLF HOA responsibility and Al is looking into getting these gutters addressed in a more constructive manner. A second mold consultant inspected the inside mold of Unit 934 and the mold was not assessed as a toxic mold. Gregg commented that the consultant stated that the white compound that most mitigation companies use is counter indicated as it only traps the mold into the wood and does not allow the wood to breath. Gregg voiced concern that this was used in the mold mitigation on buildings 15 and 14 by GreenPoint to mitigate the mold found underneath the old roofs. Gregg stated that he would research this further.

New Business

7:00 Bonnie reported that she transferred 2022 Special Assessment payments that had already been paid by homeowners from the general account to the reserve account. Bonnie transferred from the general account to the reserves \$5,140 which is the quarterly HOA roofing commitment out of the monthly HOA dues.

7:05 Bob and Bonnie inspected all of the community decks and determined that 28 decks, or deck elements, needed to be stained to protect and maintain their condition. The Board agreed that homeowners need to given a choice to either do the staining or the HOA would

arrange to have the staining completed and the homeowner would be billed. Bonnie agreed to pursue a licensed staining contractor to complete the decks immediately.

7:15 Bonnie reported on new irrigation lines that were being installed. Additionally, she reported on a dead cottonwood tree to was on the east side of the community that was needing to be removed. The removal will be scheduled for this winter to take advantage of less expensive labor rates. Laurie stated that she would pursue an arborist that she has worked with. Bonnie stated that she is pursuing alternative snow removal bids.

7:20 Bonnie reported that a \$200 NGLA grant was approved and will be put towards a community holiday party.

7:22 The Board discussed the community vegetable garden protocols. Laurie stated that she would inquire how the Longmont Community Garden association structures their protocols and get back to the Board. It was agree that this information would be added to a newsletter.

7:30 The Board discussed an incident of drug abuse and police involvement that occurred recently on the back north path. Concern was voiced for RFL community's safety regarding the area's use by the general public. It was agreed that ballards, chains and private property signs would be installed.

7:35 Community Input: Unit 953 stated that the siding by his front door was rotting. Al stated that the siding would be assessed during the GreenPoint walk-through on Oct. 15.

7:45. Gregg motioned for the meeting to adjourn and Bob seconded. The meeting adjourned.