

August 9 '21 RFL HOA Board Meeting Minutes
Via Zoom at 6:30 pm

Board Members:

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

Community members in attendance:

Matt Hise
Anne Marsh

- 6:36 Gregg called the meeting to order
- 6:37 Gregg motioned that the July HOA minutes be approved and Bonnie seconded. The motion carried and the July minutes were approved.
- 6:39 Karen requested that recording of Board meetings be added to the agenda. Al recommended that the issue be tabled until he was able to consult with the HOA attorney on the topic.
- 6:45 The assessment of the mold in Unit 934 was reviewed. It was recommended that a specialist be consulted. Al reported that he would arrange for a specialist to make further assessment.
- 6:50 Al gave his Manager's Report: There have been eight change orders from GreenPoint which results in an increase in the roof replacement price of \$33,679. Two homeowners have not paid the Special Assessment initial payment. Those homeowners who are delinquent in their fees will be notified that they are not "in good standing" and may not vote at the Annual Meeting on August 23rd. GreenPoint has completed most of the shingle installation and is proceeding to gutter installation and finishing work. Al pointed out that some of the original gutters terminated in the ground and under sidewalks. He stated that these problematic design issues needed to be corrected for long term sustainability. Al will have Lanny assess these concerns and report back. GreenPoint will also fix the concrete that has been crushed.
- 7:25 The arrangements for the August 23rd annual meeting was discussed as it was scheduled to be an in-person meeting and the Covid-19 virus spread was currently on the upswing. Karen motioned that the in-person Annual meeting be changed to a Zoom meeting. Gregg seconded the motion. The motion carried with four votes for and one abstention. Gregg reported that he would be out of town but would likely be able to attend via Zoom.
- 7:35 During Community Input Anne voiced concern that the gutter installers on-site presence seemed to be inconsistent.
- 7:45 Gregg motioned for the meeting to adjourn and Bob seconded. All agreed.

