

Reynolds Farm HOA Board Meeting December 13, 2021 Via Zoom

Gregg Missbach President (2023)
Bob Epp Vice President (2023)
Bonnie Prushnok Treasurer (2022)
Karen Ramon Secretary (2022)
Laurie Riedeman (2023) Member at large (2023)
Al Orendorff, Trio Property Management

6:32 Call to order

-Meeting was called to order by presiding President Missbach, regarding additions to the agenda, Karen Ramon requested an addition to the agenda consisting of a discussion of deck repair and replacement.

-Approval of minutes: Bonnie Prushnok requested a minor change in the wording of the minutes. The requested amendment was approved and the November minutes were unanimously as amended.

-Manager's report: Al Orendorff reported that we are currently \$5,508 over budget which is an improvement over last month. In November we were \$14,001 over budget. Two residents have yet to pay the roof assessment. One unit has been sold and the assessment will be collected at closing. The other resident has committed to getting caught up. Complete financials are available on the RFL website.

-Old/ongoing business: 1) Al and Greenpoint did a walk around and made a list of needed repairs. Some of the repairs have been made. Al will discuss the list with Greenpoint to make sure that all repairs are addressed. Bonnie mentioned several downspouts that need to be repaired or moved. They will be addressed. 2)The fall/winter irrigation blowout has been completed. 3)Garrett and Bonnie have installed the bollards and chain at the northwest corner of RF. 4)Residents who haven't completed deck painting will be contacted by Al. 5)Deck repairs were made on 919 and 948. Kaufman recommends repair to 943 and replacement of deck at 937. The board discussed estimates for the deck replacement at 937 which range from 10K to 14K. Al will attempt to nail down actual cost using the materials that we have designated for all future deck replacement (trex, powder coat metal railing etc.). It was decided that we could find funds to pay for this deck since mold mitigation is not necessary at Unit 934. Discussion ensued regarding planning for the eventual replacement of numerous decks in the future and the means of funding such replacements. It was decided to prepared a list of decks which prioritizes the decks based of the need for repair or replacement. It was suggested that we form a committee of residents to examine the budget. The purpose would be to determine how to fund necessary repairs such as deck replacement and painting. 6) The siding repair was completed at 953. 7)The no trespassing sign for the northwest corner is being repaired. 8)The number of board members is an ongoing

question as the Bylaws suggest 6 members. Several years ago the board paid for a revision of these Bylaws. Al will send a copy of the revised Bylaws to all current board members. The board will then decide if we should present the revised Bylaws to the residents for approval at the next annual meeting. Al will also ask the HOA attorney regarding the 6th Board member question. 9) Regarding concerns that past mold mitigation was inadequate or counterproductive, Al contacted the company responsible for previous mold mitigation three years ago but hasn't heard back from them yet. 10) Tree removal planning continues with removal of one cottonwood tree on the east side scheduled for removal in the spring. Cost of removal and depth of root grinding are issues to be resolved. 11) Most deck painting has been completed. Homeowners who haven't completed painting have been contacted by Al.

-New Business: 1) A Little Library has been donated to the community by homeowners of #925. Bob made a motion to erect the library in front of Unit #948 as there is already a post there and no irrigation lines will be disrupted. Bob's motion was approved unanimously. 2) Bonnie suggested we prepare a newsletter. It would include reminding residents of parking regulations in the bylaws. It would also inform residents that they can contract a snow removal company about shoveling their driveways. This service would be paid for by the individual resident. Moira volunteered to write the newsletter.

-Gregg requested community comments and questions and there was none.

7:55 The meeting was adjourned