

July 12, 2021 RFL HOA Board Meeting Minutes
Via Zoom

Meeting Attendees:

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

Community Members: Matt Hise
Sandra Adams

6:30 - Gregg called the meeting to order and asked for additions to the agenda. Karen added structured social groups and activities to the agenda.

6:40 - Regarding the June Board meeting minutes, on unit #985's gate, it was reported that the gate had been repaired however the repair actually was in the process of being scheduled. A revision of the June Minutes was suggested. Gregg then motioned that the June minutes be approved as amended and Karen seconded. The June minutes were approved as amended.

6:45 - Al gave his Manager's report: Unit 942's back-flow plumbing has been fixed. There are several sprinkler lines and heads that are in the process of being fixed. There have been three change orders from GreenPoint roofing that need approval including an additional 68 OSB (boards). Gregg stated he would sign the change orders. The forensic roof consultant, Jim Ragsdale, has reported that he feels that GreenPoint is working well with him. The HOA attorney has studied the HOA Declarations and has clarified that the residents are responsible for maintaining their back decks regarding painting and staining. A reminder regarding the deck maintenance by residents will be included in the next newsletter.

7:00 - Karen gave a summary of the Board's activities since the June 14th Board meeting; The Board met with Al via Zoom to discuss the '21-'22 budget on June 30th and July 7th. An In-person annual meeting was discussed along with possible meeting sites. Moira revised the ACC form.

7:10 - Al gave an update on the progress of the roof replacement reporting GreenPoint starting roofing work on July 6th. He reported on the extensive mold found under building 15's roof. Additionally, building 15's original insulation had been installed backwards further adding to the mold problem. New insulation was installed. Al also reported on needing extra Ice Shield and Gregg requested that Al review GreenPoint's invoices closely for the Ice Shield. Building 15 roof is complete. Unit 938 has a roof vent in their roof and garage. Al stated that he would address this with the unit owner and GreenPoint. Gregg asked for community input and there was none.

7:25 - The proposed 2021-2022 annual budget was discussed. Al stated that the Reserve was underfunded and recommended that more funds be put towards the Reserve. He advised that subsequent to recent events in Florida, he believed that additional laws would be enacted regarding HOA reserves. Bonnie stated that she will pursue competitive bids for snow removal. Gregg asked for community input and there was none. Gregg motioned that the provisional budget be approved and Moira seconded. The motion passed unanimously. The budget will be published and sent out for the residents to review and ratify at the Annual Meeting.

7:40 - The Board is looking into revising the Conduct of Meeting Policy. Additionally, the RFL HOA Declaration is unclear regarding the number of board members required to be on the Board. Al stated that he would clarify this with the HOA attorney. In the meantime, the Board agreed to continue with five Board members.

7:50 - The RFL community annual meeting was addressed. It was decided that the Annual Meeting would be held on August 23rd. Karen motioned that the meeting be in-person at the Izaak Walton Clubhouse on August 23rd and Bob seconded. Upon requesting community input, Sandra Adams advised that she supported an in-person Annual Meeting. The motioned carried with one dissenting vote.

8:00 - Regarding social groups, a community member asked if there was a prohibition on community social groups or activities and the board responded that social groups and/or activities are encouraged.

8:15 - Gregg motioned to adjourn the meeting and Karen seconded. All agreed.