

June 14 2021 RFL HOA Board Meeting Minutes

Meeting Attendees:

Gregg Missbach President (2021)
Bob Epp Vice President (2021)
Bonnie Prushnok Treasurer (2022)
Karen Ramon Secretary (2022)
Moira Hill Board-Member-At-Large (2023)
Al Orendorff Property Manager
Community Members: Jeff Schwander
Sue Wintersteen
Michael Selzler
Ann Marsh
Sandra Adams
Michael Moxness

6:30 - Gregg called the meeting to order and asked for additions to the agenda. Karen added one topic to the agenda; when to restart in-person board meetings.

6:40 - Regarding the May Board meeting minutes, there were two suggested revisions and then Gregg motioned that the May minutes be approved as amended and Bonnie seconded. The minutes were approved as amended.

6:45 - Al gave his Manager's report: Currently, the HOA is over budget by over \$8,500, mostly due to an \$11,000 increase in insurance. July 1st starts the new budget year. Al is looking into other insurance companies. Al is setting up training for the Board on the GSuite email system for Monday the 21st.

6:55 - Karen gave a summary of the Board's activities since the May 10th Board meeting; May 13th a Zoom roof replacement and Special Assessment informational meeting was held. May 20th an in-person roof replacement and Special Assessment community meeting was held in the Barn. A roofing consultant was commissioned assessing the condition of the roofs and a report was submitted. A Question and Answer document regarding the roofs and the Special Assessment was sent to all residents. May 25th a third Zoom informational meeting was conducted which included the HOA's attorney. May 27 the Special Assessment meeting and vote occurred with 47 homeowners attending either by Zoom or by proxy. The Special Assessment proposal passed 27 to 20. The GreenPoint contract was reviewed by the Board and by the HOA attorney. The GreenPoint contract was signed by the HOA president (Gregg) on June 10th. June 14 the HOA sent a letter to all homeowners detailing the various options regarding paying the Special Assessment of \$7,075.

7:05 - Gregg gave an update on the progress of the roof replacement stating that the construction would be starting the last week in June or the first week in July. Residents will be given notice regarding when their roofs would get started and what precautions to take.

7:15 - The question of when in-person Board meetings would be reinstated was discussed and the Board decided that more thought and research needed to be conducted regarding safety and the issue was tabled.

7:25 - Al reported that he believed that Unit 985's gate had been fixed however he will verify that it indeed was fixed.

7:30 - Al reported that the 2022 HOA budget draft was in the process of being developed and asked if there was any input. It was suggested that the snow removal process be consistent

and that the budget be increased to more closely meet the snow removal needs of the community. There was discussion about looking for other contractors for snow removal. AI reported that the Board would be voting on the 2022 budget at the July Board meeting and the community would have the opportunity to ratify the budget at the August Annual Meeting.

7:45 - Bonnie and Rita Gee have applied for a NGLA grant to fund a Roof Completion Celebration for the community. Whether or not the grant is approved will be known in about a month.

7:50 - During the Community Input portion there were questions asking for details regarding bills and expenditures which AI answered. There was a request to continue Zoom availability for the Board meetings. There was a request to view the GreenPoint contract and AI referred the resident to the document request policy.

8:00 - Gregg motioned to adjourn the meeting and Karen seconded. All agreed.