

November 8 '21 RFL HOA Board Meeting Minutes
Via Zoom

Board Members:

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

Community Members in Attendance:

Kellen Lask
Moir Hill
Ann Marsh
Glen Hougen

6:30 Gregg called the meeting to order and inquired regarding additions to the agenda. Bonnie added the community snow bid to the agenda. The Board approved the October agenda.

6:35 Al gave his Manager's report: Currently the HOA account is \$14,000 over budget. Two homeowners have not paid or not fully paid the initial \$2,395 Special Assessment. One unit is being sold and will close November 30th. Their full Special Assessment will be paid at closing. The other unit is chronically delinquent in their HOA fees and is being referred to the HOA attorney. GreenPoint is planning on completing the painting, gutter and concrete issues by the end of the week. HOA repair person Kauffman reported that deck repairs will cost an estimated \$1,295 while a deck replacement with Treks will be an estimated \$15,000. Kauffman will be replacing Unit's 953 deteriorated siding. Kauffman has been asked to assess Units 959 and 985s downspout concerns. Additionally he will assess Unit 941s gutter that terminates under a sidewalk. Unit 981 has a downspout that is misplaced behind an air conditioner. Unit 969 reported that the touch up paint work on the siding over her front entrance has a mismatch on it's sheen and she feels it detracts from her unit's value. Al stated that due to the oxidization of the older paint, there was not a good solution to address the concern.

6:50 Bonnie reported that the ballards, chains and no trespassing signs on the north end of the community is in the process of being installed. The community irrigation system will be blown out at the end of the week.

7:00 Back Decks Stained by Residents: 28 unit decks required routine maintenance staining and letters were deliver both physically and by email to all 28 unit owners giving them a choice to either arrange the staining to be completed on their own by the end of the year or opt to have the HOA arrange for the staining and the unit owner would be billed. Approximately 7 unit owners opted to have the HOA arrange to have their decks stained and to be billed. Bonnie is in the process of contracting with Martinez Painting to complete the 7 unit owners decks.

7:10 Concern was raised that the substance used by the HOA contractor in 2018 to address the attic mold at that time was counter productive. Al stated that he would research the concern.

7:15 Laurie reported that she obtained a quote from an arborist of \$2,100 to cut down the dead east side cottonwood tree. Laurie will request a quote for grinding the tree stump.

7:20 Bonnie obtained a snow removal bid from First Green. The bid was competitive with Turf Paradise. Bonnie motioned for the HOA to contract with First Green, Karen seconded and the motion passed.

7:30 Gregg addressed the impact of failing decks on next years budget. It was recommended that a plan be developed regarding progressively replacing deteriorating unsafe decks. It was recommended that each back deck be rated regarding their safety and a prioritized replacement list be developed. There was concern that the current HOA fees will not accommodate new Treks replacement decks and the raising of HOA fees was suggested. Al and Gregg committed to researching how HOA fees are raised and reporting back to the Board.

7:40 Back decks 943, 937 and 948 are requiring repair. Karen motioned that the repairs to the decks be completed, Bob seconded and the motion passed. Unit 919 is suggesting that her deck needs to be replaced. Al stated that he would have Kauffman assess the deck's safety.

7:45 Concerns were raised that resident questions/emails are falling through the cracks and not being responded to. It was agreed that all resident questions/emails should go through Al and he would respond to them. As some residents send emails directly to specific Board members, it was suggested that a statement be placed in both a newsletter and on the website indicating that all emails should go through Al.

7:50 Laurie stated that her building's water pressure valve may be causing problems.

7:55 Resident Input: Ann Marsh reported that she had yet to receive reimbursement from GreenPoint related to the electricity that was used when her roof was being replaced. Moira Hill stated that she needed reimbursement for a motion detector light. Al stated that he would look into it.

8:04 Gregg motioned that the meeting be adjourned, Bob seconded that the meeting was adjourned.