

September 13 '21 RFL HOA Board Meeting Agenda  
Via Zoom at 6:30 pm

Board Members:

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

Community Residents attending:

Moira Hill  
Matt Hise  
Anne Marsh  
Mike Moxness

6:33 Gregg called the meeting to order

6:35 Gregg motioned that the August HOA minutes be approved and Bonnie seconded the motion. Upon a vote, Laurie abstained and the minutes were approved. Gregg asked if there were additions to the agenda and no additions were suggested.

6:40 Al gave his manager's report: GreenPoint has completed the majority of the roof and gutter replacement. They plan to finish some details and do a walk-through inspection on the 17th. The Board is invited to participate in the walk-through. Al recommended that Board members hold off on addressing problem areas with GreenPoint until GreenPoint has completed their check list and completed their walk-through. Al spoke about gutters in the community that terminate underground or under sidewalks and stated that these were problematic and not within the scope of GreenPoint's contract to fix. He stated that he would have problematic gutters assessed by Coffman and he would get back to the Board with a cost estimate. The forensic roof consultant Jim Ragsdale has assessed the roofs and will be submitting a report. GreenPoint has submitted 14 change orders for an increase in cost of \$46,442. This will be added to the end of the 24 month payments. RFL has paid GreenPoint \$100,000. Regarding the financials, to date, RFL is \$46,000 under budget. All but two residents have paid the initial roof Special Assessment of \$2,395. One of the two has made a partial payment. Al reported that he would be requesting that GreenPoint report monthly on how much RFL owes over the next 24 months.

7:05 GreenPoint's use of resident electricity was discussed. Anne Marsh, Unit 967, stated that she would like to be reimbursed for the increase in her electric bill caused by GreenPoint while they replaced her building's roof. It was estimated the electrical cost was from 12 to 15 dollars. Al and the Board recommended that Anne send a letter to GreenPoint requesting reimbursement.

7:15 The mold issue is still in the process of being assessed in Unit 934. Al will be making a referral.

7:20 Karen inquired about the possibility of recording the Board meeting. Al advised that there are multiple negative legal ramifications related to recording Board meetings.

7:25 Bonnie reported that several irrigation lines are in the process of being repaired including lines by building 8 and building 4.

7:30 Bonnie requested of AI, regarding the published financial reports, that he place the balance sheet at the end of the report as she felt that seeing the balance sheet early in the report gave a false impression of the HOA being cash rich. AI agreed.

7:33 The Board offices were discussed. Bob nominated Gregg for President and Karen seconded. Gregg abstained in the vote and the nomination passed. Gregg nominated Bob for Vice President and Karen seconded. Bob abstained in the vote and the nomination passed. Laurie nominated Bonnie as the Treasurer. Bonnie abstained in the vote and the nomination passed. Gregg nominated Laurie as the member-at-large. The nomination passed.

7:36 Gregg proposed that the Board consider an electronic combination lock for the barn to avoid the problems associated with residents losing their barn keys. The advantages and disadvantages of the proposal were discussed. Concern was raised that the electronic lock would have to be connected to Wi-Fi which would necessitate an ongoing cost. Gregg stated that he would do further research on the subject.

7:40 Gregg opened the meeting for community input. Moira Hill commented that GreenPoint's paint patching on her siding did not completely match her townhome's paint which made the townhome look undesirable. Laurie stated that her deck was in significant disrepair. It was recommended that Laurie send an email to AI detailing her concerns.

8:45 Gregg motioned that the meeting be adjourned, Karen seconded. The meeting was adjourned.