

RFL HOA ANNUAL BOARD MEETING - AUGUST 2022  
8/8/22 via Zoom • 7:51–8:28 pm

ATTENDING:

Owners:

1. Shawna Nelson - 905
2. Anne Marsh - 967
3. **Bob Epp - 911 (Vice President)**
4. **Bonnie Prushnok - 927 (Treasurer)**
5. Bruce Brandt - 929
6. Betty Schulte - 954
7. Francoise Netter - 901
8. Hartena McDonald - 923
9. Iris Hannon - 952
10. Jack Wadle/Libby and David Potter -957
11. Jeff Meeker – 938
12. **Karen Ramon - 930 (Secretary)**
13. Kathryn Vernon - 953
14. Kathy Kehe - 951
15. Marie Raines - 949
16. Kin Lavender – 917
17. Kristin Caldwell - 950
18. **Laurie Riedeman - 943 (Member at Large)**
19. Mark Petrak - 979
20. Marie Raines - 939
21. Matt Hise - 948
22. Michael Moxness - 977
23. Moira Hill – 969
24. Nathan Kluth - 933
25. Paige Moriarty - 919
26. Rita Gee – 913
27. Gina & Bob Underwood – 925
28. Elizabeth Lathrop/Proxy - 973
29. Anne Sheldon/Proxy - 959

30. Sandra Adams/Proxy - 955

31. Bob Gardinier/Proxy - 940

Resident but non-member - Kelsey Lesniak

Property Manager: Al Orendorff, Trio Property Management

**7:51 pm Meeting called to order** — Al Orendorff: gave proof of notice, and established a quorum.

**7:53 pm Introduction —Bob Epp (Vice President)**

Bob welcomed all in attendance, explained roles of board members and property manager. Call for approval of August 2021 Annual Meeting minutes with correction of Laurie Reideman's last name spelling.

**Motion by Bob:** *approve August 2021 Annual Meeting minutes.* Seconded: Karen Ramon.  
Vote: 23-0 motion passed.

**7:57 pm 2021-2022 Year in Review – Karen Ramon (Secretary)**

- The remaining roofing, painting, gutter issues will be addressed in Sept/Oct.
- Cement and road holes repaired in June. Cement: \$18,000. Pavement \$23,000.
- Blocked off pathway at north end of property to discourage outside traffic and crime.
- Snow removal – The Board hired a company that charges about half of previous contractor. They remove snow when there is 4" or more on the road and sidewalks. Homeowners are responsible for clearing their own driveways when there is less than 4" snow.
- Bylaws were updated with revisions.

**8:10 pm 2021-2022 Year in Review (Landscaping) – Bonnie Prushnok (Treasurer)**

- Removed giant cottonwood tree between 941 and 943 – replaced with Winter King Hawthorn
- Trees along 9<sup>th</sup> will not overhang roofs. For any replacement trees, we're choosing water-efficient ones going forward.
- We have 8 ash trees; they need inoculating against ash-borer disease every 3 years, the next inoculation is due in 2023. We'll replace these trees when they finally fail.
- Sprinklers: Baseline Sprinkler had to send a new controller. It has been difficult to adapt and fix the bugs in the system but the problems appear to have been solved. Water usage has decreased by 30% according to Resource Central's evaluation. The City of Longmont highlighted our neighborhood in a public meeting applauding the water saving improvements.

### **8:15 pm**

- Bob thanked Bonnie stating that she has donated hundreds of hours of her time for free to keep the community looking beautiful. This has saved tens of thousands of dollars, which means RFL can get back on schedule with painting and other maintenance projects.
- Karen thanked AI for supporting the Board in functioning better through the year.

**8:17 pm Painting Update - Bob:** we're 5 buildings behind on our painting schedule because the HOA had to divert funds to replacing the roofs. This next year three buildings are scheduled to be painted.

### **8:18 pm Loss Assessment Coverage:**

AI reported that if there is a hail storm and the roofs are damaged, the HOA will make a claim on the HOA's insurance. We have a 5% deductible, which is about \$500,000. This cost will be carried by the 57 homeowners in the HOA, or \$8,772 for each homeowner. It was recommended that homeowners ask their insurance agent how much loss assessment coverage can be purchased to be protected if such an event were to occur. The insurance company may want to read our documents which are available on our website.

### **8:20 pm Open Forum:**

- It was reported that there was an incident on the south side of 9th street across from our community requiring a large police presence on Reynolds Farm Lane on Sunday 8/7/22. The situation was resolved.
- It was reported that there have been several thefts on RFL – one from a garage, and one from a van parked in a driveway. It was recommended that residents lock their vehicles and unit doors and keep garage doors down. A community member asked if the community could get an email from the Board or AI regarding safety/theft issues when they occur. AI and the Board responded that that wasn't something that neither the Board nor AI could do as there may be privacy issues and often the information is vague and delayed.
- The Board was thanked for their service from homeowners.

### **8:26 pm Board elections:**

Bob inquired if any of the non-board members desired to run for the board and there were none. Karen nominated Bonnie Prushnok to another 3-year term as Treasurer. The vote was unanimous, no objections.

Bob nominated Karen Ramon to another 3-year term as Secretary. The vote was unanimous, no objections.

### **8:28pm – Meeting adjourned.**