

November 14, 2022 Reynolds Farm Condominium Association HOA Board Meeting via Zoom

Board: Gregg Missbach (President, 2024), Bob Epp (VP, 2024), Bonnie Prushnok (Treasurer, 2025), Laurie Riedeman (Member At Large, 2024)

Absent: Karen Ramon (Secretary, 2025)

Property Manager: Al Orendorff, Trio Property Management

Owners: Moira Hill, Anne Marsh, Kellen Lask, Matt Hise

6:30pm - Meeting called to order by Gregg.

6:33pm – October 2022 Minutes were discussed with added subtractions and additions. With the discussed additions and subtractions, the October minutes were approved. Snow Removal and Barn Rentals and Manager were added to the November meeting agenda.

6:38pm - Manager's report:

- Financials: \$40K under budget. BCG has been paid for deck replacement: 937 and 943.
- Contacted HOA attorney Molly re: HB1137 and safety threshold. She said it's a business decision and willing to meet with us. There will be a cleanup bill in the state legislature to fix problems in HB1137 so some issues will go away.
- All the decks that were in the process of being rebuilt have been completed
- All units along 9th street and 901 done.
- Lifted shingles are fixed.
- 983/985 Carol Kitts privacy wall is done.
- Fencing repair on the east side is still in process.
- Painting – Al met with a new contractor and finding new contractors that were highly recommended.

Exterior Solutions and 5 Star will submit bids as well so we'll have 3 bids to choose from.

- Towing – Hamilton towing will provide the new parking signs, wording will be approved by HOA attorney.
- A complaint that needs to be discussed in executive session
- Snow – we don't have a contractor for '22/23 snow removal and one needs to select. Bonnie stated that we used First Green last year but the business is no longer doing snow removal. Bonnie has a couple names that DBC gave her. One said he only comes at 2" depth. Turf Paradise will be looked into.

6:51 - No Board activities since the October Board meeting.

6:52pm – OLD/ONGOING BUSINESS:

- Fence on eastside: Replacing the rotted posts was approved August 2022. We are keeping the August approved contract. Work will proceed.
- Irrigation – has been blown out for the season.
- HB1137 – The Board is still in the process to setting up a meeting to discuss the House Bill with the HOA attorney Molly. Al will set this up.

- Parking issues:

1) A relative of owner in #909 has been parking in Guest Parking for 2 months, plus is using 2 car slots – other owners can't use the slots and can't back out. Owner #909 currently has 5 cars there plus heavy trash can with no lid on it in guest parking for over 2 months. Concern was raised that the owner's relative is running a car repair business which is against HOA contract. AI reported that HOA can't send an official notice until we sign the HB1137 documents which can't happen until the Board meets with Molly to sign the documents.

2) Other concerns: owners or their guests parking on sidewalk.

NEW BUSINESS:

7:11pm – Bonnie: Turf Paradise 2023 bid: \$19,748 (26 weeks of landscaping work). +9.3% above last years – reasonable and in line with other companies. We don't always use up the entire bid as some mowings get cancelled.

MOTION (Laurie) – approve Turf Paradise 2023 bid. Bonnie 2nd. 4-0 approved.

7:13pm Snow removal - request bid from Turf Paradise.

7:15pm Barn issues:

- Barn manager has resigned and replacement manager is needed. The Barn Manager keeps schematic of what's open and what's not open, provide/receives contracts, provides keys, if renter moves, obtains back the key. Trio Prop Mngt handles billing.

- An owner is using one floor space that is not being paid for. AI will send him a friendly note – can you either remove those items, or pay for that floor space.

- Once we get this nailed down, we'll advertise barn availability in the newsletter.

- Owner has lawn furniture stored out on the lawn behind unit. While it's okay to use that area with chairs etc., they should be removed after each use. Bonnie has mentioned to them that they need to put either on their deck, yard, basement, garage, or in the barn. AI to send a friendly email to owner to move lawn furniture to their back deck/front yard, garage, basement, or rent space in the barn.

7:28 pm MOTION (Gregg): Meeting to adjourn regular meeting and go into executive session. Bob 2nd. 4-0 Approved.