

April '22 RFL HOA Board Meeting
4/11/22 Via Zoom at 6:30 pm

Board Members:

Al Orendorff, Trio Property Management
Gregg Missbach, (2024)
Bob Epp, (2024)
Bonnie Prushnok, (2022)
Karen Ramon, (2022)
Laurie Riedeman, (2024)

Attending Community Members: Moira Hill, Kellen Lask and Paige Moriarty

6:30 Gregg called the meeting to order and asked if there were additions to the agenda. Laurie stated that she wanted to make a report of a fire to the agenda. Several suggestions/corrections were made for the February minutes. Gregg motioned for the February minutes to be accepted as amended, Karen seconded and the motion passed.

6:40 Al gave his Manager's Report: Currently, the HOA financials are showing \$5,600 under budget. Two units are somewhat delinquent however both are consistently paying the delinquencies down. The packets regarding the Bylaw changes and vote should be sent out by the end of the week. The community Town Hall Meeting via Zoom in which Molly, the HOA attorney, will be attending to help explain the proposed changes will be occurring on May 23rd at 6:30. The meeting will give the community opportunity to give feedback on the proposed changes. The community vote for the proposed Bylaw change could occur towards the end of June. Regarding the crushed cement incurred during the roof replacement last year, Al has spoken to Ragsdale, the roof consultant, regarding the cement in front of Units 944 and 959 and the missing flashing on Unit 911's chimney. Ragsdale indicated that the roofing company, GreenPoint is responsible for these repairs. Al will be speaking with GreenPoint regarding the matter this week. Lanny Kauffman, the subcontractor who has been making most of the community repairs is retiring. Al will be obtaining a list of repairs that Lanny is intending to address before he retires including deck repairs. Al is coordinating with BCG to start working regularly on spot repairs for RFL. Regarding concrete repairs that are being required by the insurance company, the concrete company gave an estimate of \$10,000. Regarding mice issues and Units 901 and 903, Lanny examined the foundations and did not find entry points for mice. Mice concerns are now the Unit owner's responsibility. Al reported that HOA insurance companies are being researched and will be renewed in August and will likely be increasing. Al will be arranging for chimney checks. If there are chimneys that are problematic, the unit owner is responsible for mitigating their chimney. There has been several complaints regarding nuisance noise, including dog noise, at a specific unit. The unit owners have been notified. Al recommended that the complainant utilize a decibel meter to measure the nuisance noise and obtain objective data for the Board to be able to assess the matter.

7:00 Regarding Board Activities Subsequent to the April Board Meeting: Karen, Bonnie and Al met with the concrete contractor regarding the large crack on Unit 925's driveway. There was concern that the large dumpster employed by Unit 923 was responsible for breaking/cracking the concrete. The concrete contractor doubted that the dumpster was responsible for the crack stating that equipment heavy enough to damage the concrete would

more like show up as crushed concrete. It was decided not to hold the owner of Unit 923 responsible for the damage.

7:20 Dead tree removal has been completed and cost \$2400. An apple tree requires significant pruning and will cost \$300. Two replacement trees will be arriving later in the month. The dead juniper bush behind Unit 971 has been removed. The sprinklers will be turned on in May. Turf Paradise will be aerating and laying down pre-emergent.

7:30 Bonnie reported that buildings 14 and 15 are due to be painted. Al stated that he would get BCG to submit a bid on completing the painting.

7:40 Bonnie reported that NGLA was requesting RFL community attendance and nominated Moira Hill to attend the monthly meetings. Moira agreed and stated that she would report the NGLA activities to RFL Board. Moira stated that at the last NGLA meeting, they're was a request for public comment regarding planning for the Sugar Mill project and the STEAM project.

7:45 Laurie reported that she smelled smoke on Sunday the 10th, afternoon and then, while walking her dogs later that day, she noticed a large burned area on Unit 941's fence. Al stated that he would check it out.

8:00 Community Questions/Input - Moira requested that the RFL website be updated with completed monthly Board meeting minutes. Kellen reported that he was concerned that he had negative water drainage towards his garage. Bonnie and Al stated that they would assess the situation.

8:10 Gregg adjourned the meeting.

Upcoming Board Meeting Dates:

Monday May 9

Monday May 23 - Zoom Town Meeting