

August '22 RFL Regular HOA Board Meeting and Budget  
Ratification Minutes  
8/8/22 Via Zoom at 6:30 pm

Board Members:

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

Community Attendees:

Rita Gee 913  
Gina and Bob Underwood 925  
Jack Wadle 957  
Marie Raines 949 and 939  
Kathy Kehe 951  
Kin Lavender 917  
Kristin Caldwell 950  
Barbara & KathrynVernon 953  
Shawna Nelson 905  
Moir Hill 969  
Mike Moxness 977  
Matt Hise 948  
Paige Moriarty 919  
Nathan 933  
Francoise Netter 901  
Bruce Brandt 929  
Betty Schulte 954  
Libby and David Potter 957  
Mark Petrak 979  
Iris Hannon 952  
Ann Marsh 967  
Jeff Meeker 938  
Hartina McDaniel 907

6:41: Bob Epp called the meeting to order. The July minutes were approved and there were no agenda additions.

6:45: Al gave his Manager's report: Concrete repairs and road pot hole repairs of which our insurance company requested have been completed. The east fence is scheduled to be repaired in September. The residual gutter work is getting started. Additional bids for painting buildings 2,14 and 15 are still in the works.

6:50: Bob reported that the revised Bylaws was approved by a majority of the voting community with 28 community members voting.

6:55: Karen reported on Board activities which occurred subsequent to the July meeting: The Board met via Zoom with BCG on July 20th regarding repairs or replacement of decks 985, 943 and 937. Gutter issues were also discussed regarding 985 and 959. Regarding 985 deck the

Board voted and approved replacing only buckling planks (composite)... and add one floor joist if required due to sagging at a cost of \$3,100. The Board approved the divider wall at that location at \$2,868. The gutter extension at that location was also approved at \$250. The gutter kick out at 959 was approved for \$275. Regarding 943, replace planks (synthetic) at \$2,950. Replace one rotting joist at \$485 and replace stair treads with synthetic at \$1,850. Regarding 937 it was voted to replace the deck with wood along with synthetic decking and stairs. The HOA will also replace the railing with wood. The owner will be given the option to install metal railing at their cost. A more refined bid for this deck from BCH is forthcoming.

7:00: Al gave a brief summary of the new House Bill policy changes that affect HOAs and it's policies. He will be getting a formal document from the HOA attorney and get back to the Board.

7:05: The 923 ACC request to put grass in their front patio was discussed. Concerns were raised that water is becoming increasingly expensive and the whole community would be paying to keep the grass alive. Additionally, concern was raised that the wood substructure would rot with the wet soil. The ACC was voted upon and not approved.

7:10: Bonnie stated that an oak tree was dying due to lack of iron. She motioned that \$300 be allocated for an iron injection of the tree. The motion passed.

7:13: Bob voiced concern that building #3 had 3 decks that were not bolted to the building. Al stated that he is getting bids to address this.

7:15 Several community members voiced concern that there were gates and patio fences in poor condition

7:18 Bob adjourned the regular Board meeting.

#### Budget Ratification

7:20 Bob called the budget ratification meeting to order and summarized the proposed budget which had been sent by postal mail to all community members on 7/21/22. Community input was requested and one community member voiced concern that they did not have enough lead time on a \$35 HOA fee increase. Community members were asked if there were any objections to the proposed budget. There were no objections and the '22-'23 HOA budget was ratified.

7:50 Bob adjourned the budget ratification meeting.