

February 14 '22 RFL HOA Board Meeting Minutes
Via Zoom

Board Members:

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

Community Members in Attendance:

Moira Hill
Kellen Lask

6:33 Gregg called the meeting to order and inquired regarding additions to the agenda. There were no additions to the agenda and the Board approved the January minutes.

6:35 Al gave his Manager's report: A preliminary financial report was sent to Board members; balance sheet, Income and Expense. YTD Expenses are \$1,843 over budget YTD. We have yet to receive the bills from the city and are not able provide a water usage report. Two units have HOA fee balances beyond 90 days. One owner committed to pay \$650 per month, starting March 1, 2022. Al will send a notice of delinquency this week to the other unit owner. There was a report of a roof leak at 936. Al has emailed GreenPoint to let them know and they will contact the owner to schedule an appointment to make the repair. Unit 985 and 959 have gutter issue, Al will have Kaufman address this as the additional work was beyond the scope of GreenPoint's contract. Laurie provided what appears to be the best price to remove the large cottonwood tree on the east side. A stump grinding estimate still needs to be obtained. Laurie recommended Western Cut, Al will call them. - \$2,100. It did not include stump grinding. #911 had siding blown off and Kaufman was asked to repair this. The fence behind #933 blew over and Kaufman is to repair that area. Al inspected all the fence posts and 6 posts need to be replaced. That will be completed once the weather warms enough to dig in new posts and concrete them in place. #901 reported mice on their unit and believes there are holes in the foundation and window areas that are entry points. The owner sent pictures which have been sent to Kaufman for repair. Regarding mold mitigation Al still needs to contact All Clean Restoration and send them a copy of the recommendation from mold inspector. Two violations were sent, one for flowerpots and one related to chronic parking in guest parking.

6:50 Board activity between January and February meeting: The Board met with the HOA attorney on February 7th to review proposed Bylaw revisions.

Old/Ongoing Business

6:52 From the previous roof replacement, #944 still has a cracked/crushed driveway, Al will address this with GreenPoint early in the Spring as it can not be addressed with the Winter weather.

6:55 The east fence behind #941 has been put back up but it will need further repair in the Spring.

7:00 Bonnie tabled a summary of the deck staining until the March meeting.

7:05 One of the units that is being remodeled has put a very large "Coming Soon" sign on it's deck that is quite visible from 9th street. AI will contact the owner and advise them of the Bylaws against such sign. Additionally, the owners industrial garbage container and the truck that empties it has caused cracked driveways/concrete in the cul-de-sac. AI will address this with the owner.

7:15 #937's deck has a hole in it's floor. The whole deck is in need of replacement however the current hole is a safety issue. The Board agreed that the hole should be repaired. AI will make the arrangement.

7:20 Garden policies will be developed at the March meeting.

7:22 Regarding the Bylaws and the empty sixth Board position, the Board reviewed the suggested but never adopted 2016 proposed Bylaw revision which included changing the number of Board positions from six to five on February 7th. The Board made some suggested revisions and the HOA attorney is making the changes to the document. The Board will introduce the proposed Bylaw revisions to the RFL homeowners in a Town Hall Zoom meeting possibly in May. The Board will finalize the revision at the March meeting and determine when the Town Hall meeting will be conducted.

7:30 The Board agreed that the snow threshold for the snow removal company was 4" in the street and 4" on the road. Bonnie requested that the threshold question be asked of the community during the annual meeting.

7:34 AI reported that the insurance company's concern regarding the broken concrete and the hole in the street would be addressed in the Spring. Chimney checks will also be scheduled for the Spring.

7:35 Bonnie reported that the City of Longmont will be offering trees at a low price and she would like to purchase two trees. The Board approved this.

7:39 Gregg asked for Community Input: The owner of #969 reported on a hole in the trim at the back her unit. AI stated that he would have Kauffman address the matter. The owner of #903 stated that he had concerns related to his garage foundation.

7:44 Gregg motioned for the meeting to be adjourned and Bob seconded. The meeting was adjourned.

Upcoming Board Meeting Dates:

Monday April 11
Monday May 9
Monday June 13