

January 10 '22 RFL HOA Board Meeting Minutes
Via Zoom

Board Members:

Al Orendorff, Trio Property Management
Gregg Missbach, (2023)
Bob Epp, (2023)
Bonnie Prushnok, (2022)
Karen Ramon, (2022)
Laurie Riedeman, (2023)

Community Members in Attendance:

Moira Hill
Matt Hise

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 December minutes.

6:35 Al gave his Manager's report: Regarding the mold mitigation that was done in 2018 in several building's attics and the concern that the substance used could potentially contribute to additional mold issues, Al recommended that annual inspections of specific buildings be conducted. He also recommended that a letter to the 2018 contractor to put them on notice about the concerns be sent. Al agreed to send the contractor a letter and copy the Board. Al reported that the chimney's without gas in the association were due for inspection. He stated that he would arrange for those inspections to be scheduled. Al spoke about GreenPoint and the issues that still needed to be completed. Downspout issues and broken concrete. GreenPoint has stated that they were in the process of taking care of it but haven't committed to when.

Old/Ongoing Business:

6:45 Bonnie reported that about 8 units have yet to complete their maintenance back deck staining. Due to the winter, the decks can't be completed until warmer temperatures. Bonnie stated that she would narrow down which decks still needed to be completed.

6:49 Regarding replacing Unit 937's back deck with Treks, Kauffman's estimate was \$14,940. Laurie has requested an estimate from another contractor that will include an itemized list of parts and prices. Al will get Kauffman's itemized list to Laurie so a good comparison can be made.

7:00 Regarding the east side dead tree removal, one additional bid is being pursued by Bonnie and then a contractor will be chosen and scheduled.

7:05 Laurie reported that she has researched garden policies and recommended that the association develop a couple of policies to give the garden use structure. She recommended that a fee of \$25-\$50 be required to pay for water usage. It was decided to get specific with the points of the garden policies in the March Board meeting.

7:15 In discussing the Bylaws and the empty sixth Board position, Al recommended that the Board relook at the suggested but never adopted 2016 proposed Bylaw revision which included changing the number of Board positions from six to five. Al recommended that a training session with the HOA attorney be set up for the Board to review and possibly pursue

acceptance of those Bylaws in a subsequent Special Meeting. The Board agreed and Al stated that he would make arrangements for the training.

7:30 Bonnie reported that the contributors of the "Little Library" were dissatisfied with the Board's decision regarding where to install the "Little Library" house/structure. The Board unanimously decided to discontinue the plans for the "Little Library".

7:40 Concerns were voiced about a unit resident having a non-working vehicle parked in the cul-de-sac and was habitually parking another vehicle in guest parking. Both of these actions are against the Bylaws and making snow removal problematic. Al stated that he would send a violation notice.

7:45 The Board agreed that Al would be working with the snow removal contractor around snow thresholds for community snow removal when it snows.

7:47 The Board approved Kauffman repairing the east fence.

7:50 Gregg asked for Community input. Ms. Hill stated that blocking off the North end to nonresident walkers had greatly reduced the foot traffic and was much appreciated.

7:52 Gregg motioned that the meeting be adjourned, Bob seconded that the meeting was adjourned.