

July'22 RFL HOA Board Meeting Minutes
7/11/22 Via Zoom at 6:30 pm

Board Members:

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

Community Attendees:

Jack Wadle
Anne Marsh
Steven Stump
Jordan Stole
Kellen Lask

6:30 Gregg called the meeting to order. The June minutes were approved and there were no additional agenda items.

6:40 Manager's Report:**Financials:** We completed fiscal 2022 \$26,067 under budget. July 1st starts the fiscal 2023 year. **2023 Fiscal Budget:** The Board gave input to the 2023 budget. If the Board approves it at the July Board meeting then copies will be sent out to the homeowners for ratification at the August Annual meeting. **Legal:** HB22-1137 was signed into law and will take effect in August. Al has ask the HOA attorney to prepare the revisions to the policies affected, which are Collection, Enforcement and Conduct of meetings. **Insurance:** Al expects to have the 2022/23 premium came in at \$59K for this year. **Buildings & Structure:** - The fence behind next to the apartment needs to have approximately 25 fence posts replaced. GTL for \$5,975 to replace the posts with 4X4 cedar. Bonnie is looking at steel posts instead. Need to confirm what we want to do here.- Johnny from BCG was out to look at the deck and patio wall at 985, replacing or repairing decks at 943 and 937. BCG revised their prior bid for Timber-tech deck replacement similar to the other new decks completed earlier.- BCG has been authorized to extend the downspout at 985 and the kick out at 959. - Fences by 941 and 939 need to be replaced. Center Creek submitted a bid at \$3,235.83 total for both fences. **Water valve Issues:** - Al needs to talk with Streamline again. The City has flagged issues with the water valves in the well at 939. The City is requesting that we replace these valves as there are no shut offs to the building. Al has asked Streamline to provide an estimate. **Irrigation:** GTL picked up the modem for the Baseline system to get it set up for full online control. He also did some repairs to the system to allow multipole zones to water at the same time. **Roads & Concrete:** Confirmed bot bids are at 4,500 PSI concrete strength and we need to complete this project. - DACS at \$11,234 and Superior at \$11,903... DACS also has \$2,631 for pothole repairs on RFL Lane. - Al recommended staying with DACS.

6:55 Karen reported that the Board met via Zoom on June 27th to discuss the proposed '22 -'23 HOA Budget.

7:00 Old/Ongoing Business: Regarding Center Creek Solutions bid for Unit 941 patio fence, it came in at \$3,235. Regarding their bid for East fence, it was \$5,977. Karen motioned to

accept their bids and Bonnie seconded. The vote passed. The gutter repairs to 985 and were approved. BCG's bid to repair or replace units 985, 943 and 937 was discussed. Karen made a motion however it was tabled as Gregg felt he needed more information. It was agreed to meet with BCG on the 13th at 2:00 to address specific questions. Regarding the Bylaws update/revision, homeowners still have until July 18th to vote on it. Regarding the August Annual Board Meeting on the 8th at 6:30 via Zoom, board members discussed roles that each board member would engage in including Bob going over the budget.

8:10 New Business - ACC Request, Unit 957, for hand railings approved. Building Painting - all board members approved of scheduling buildings 15,14 and 2 for painting. AI is in the process of obtaining bids. Anne Marsh reported that upon survey of building 15's homeowners, they all preferred the Craftsman Brown color pallet. Regarding the 2022-2023 Budget, Karen motioned to approve the Budget and Bonnie seconded the motion. All present board members agreed and the motion passed. The Budget will be sent to the homeowners for ratification at the Annual Meeting on August 8th.

8:25 NGLA report: Moira reported that water conservation was a high priority across the Longmont community.

8:30 Community Questions/Input - Concern was voiced that Turf Paradise was not mowing or maintaining the north end of the community between the units and the ditch. Concern was also noted that there are several decaying trees leaning over the ditch/creek that could potentially be a safety hazard.

8:40 Gregg adjourned the meeting

Upcoming Board Meeting Dates:

Monday August 8th Annual Meeting
Monday September 12th
Monday October 10th