

June '22 RFL HOA Board Meeting Minutes
6/13/22 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)

Community Members present:

Garrett Morgan
Geoffrey Morgan
Michele Morgan
Kellen Lask
Matt Hise
Anne Marsh

6:35 Gregg called the meeting to order. He asked if there were additions to the agenda and there were none. Regarding approval of the May minutes, Bonnie had a correction regarding the irrigation controller and there was reference made to the Town Hall meeting being in June instead of in May. The May minutes were approved as amended.

6:40 Manager's Report: Al gave the following report; The HOA was under budget at the end of May by \$20,677. The Board has been given a proposed 2023 budget to consider. The Board will meet on June 27th to discuss a final proposed budget. The final version of the Bylaws has been sent to all Board members for review and formal vote at the June meeting. If they are approved they will be mailed out to all members by approximately Friday the 17th. The Board needs to determine how many days the Board will await response from the members. The maximum is 60 days. HB22-1137 was signed into law and will take effect in August. The HOA attorney can prepare the revisions to the policies affected, which are Collection, Enforcement and Conduct of meetings. The parking bill (HB22-1314) also passed and was signed into law. Before we tow any vehicle, we will need to have proper signage. A new procedure is now in place that will require the HOA to notice a vehicle twice before towing. Al estimated an approximate \$4K increase in insurance for next year going to approx \$50K based on what he is seeing in other condo associations, and after discussion with our insurance agent. We are now 60 days out from renewal.

- 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.
- BCG was out to look at the deck and patio wall at 985, replacing or repairing decks at 943 and 937. BCG believe they can make repairs to 937 and 943. The Board has seen BCG's estimate on repair or replacement with Trex. The Board discussed that they didn't feel that BCG had given a fully accurate bid based on the full scope of what was needed. Al stated that he would have BCG come out again to fine tune their bid and get it back to the Board.
- We did get smaller repairs completed. The mailbox at 936 was replaced, a no parking post was replaced, trim at 943 garage was repaired and wall siding trim at 969 was replaced.

- 940 – GTL added a larger window trim on the back to cover a flicker hole and is replacing part of patio wall between units that was rotting out. Expect to have this completed later this week. All that is left is painting.
- BCG also is getting pricing to repair and 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.

Chimney Inspections have been completed with 7 noted as needing to be cleaned. 937 has an old wasp nest inside it. Letters have been sent to all homeowners; Colorado Chimney is incentivizing folks to get this done by adjusting price upwards as time goes by. 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. I have asked Streamline to provide an estimate. Regarding the irrigation GTL picked up the modem for the Baseline system to get it set up for full online control. Garrett (handyman) will coordinate with Baseline to set the system up. Al has provided the Board with bids from Superior Aggregate as well as DACS. Both bids are very close, however DACS will address the prior issues at no charge, while Superior will add an addition charge. Al recommend staying with DACS. Bonnie requested that DACS write in their contract how much PSI their concrete will hold.

7:00 Regarding Board activities subsequent to June board meeting, Karen reported that the Board held a Town Hall meeting on May 23 to get input on the Bylaws revision and the Board also met on June 6th to finalize the Bylaws revision.

7:05 Regarding repairs, Garret Morgan(Unit 937) and his other owner-siblings voiced significant concern that their deck was unsafe and needed addressing. He stated that there were gutter and downspout issues that have resulted in cracked concrete. Garrett also spoke about holes in his lower east wall that are under the deck that are causing leakage. Garrett stated that he would address the downspout issues.

7:20 Karen motioned that the 2022 Revised Bylaws be approved by the Board and the Revised Bylaws be sent to the community for final vote. Laurie seconded the motion and the motion was passed. The Board agreed on a 30 day turnaround for the vote.

7:30 The painting of Blgs 2, 14 and 15 was discussed. It was suggested that a painting colors committee should be initiated. The unit owners of the specific buildings should be in agreement. Anne Marsh agreed to spearhead the committee and report back to the Board. Bob agreed to compose an email to the members.

8:00 The 2022 Annual Meeting is scheduled for August 8 at 6:30 via Zoom.

8:10 NGLA Representative Report: Moira reported on the last NGLA meeting. She spoke about a possible Emergency Preparedness workshop for the community. The Board agreed that Moira could check out the communities interest and pursue setting up a workshop if there was enough interest.

8:20 Gregg called for additional community input and there was none.

8:21 Closed Executive Board Meeting - Second Violation Hearing

8:45 Gregg motioned to adjourn the meeting and Karen seconded; the meeting was adjourned

Note: Community members are welcome to comment after each subject is discussed by the Board

Upcoming Board Meeting Dates:

Monday August 8th Annual Meeting

Monday September 12th

Monday October 10th