

Reynolds Farm Homeowners Board Meeting

3/14/2022

Board members:

Gregg Missbach - President (2024)

Robert Epp - Vice President (2024)

Bonnie Prushnok - Treasurer (2022)

Karen Ramon - Secretary (2022)

Laurie Riedeman - At large (2024)

Al Orendorff - Trio Property Management

- 1) Call to Order - Gregg Missbach presiding 6:33
- 2) Approval of minutes - Laurie made motion to approve, Bob seconded and the minutes were approved unanimously.
- 3) Addition to agenda - work by board members since last meeting
- 4) Manager's report - We are currently under budget, however, the City of Longmont is behind in billings. Presumably, we are fundamentally behind in budget because of outstanding expenses. There are two delinquencies: one delinquency will be paying extra each month to catch up. The other has paid most of special assessment but appears to be behind on monthly dues. Roof leak at 936 has been repaired. Lannie and Al will look at gutter and downspout problem at unit 959. The tree removal on the east side of the property has been completed. Lannie checked 901 for possible mice entry points and found none. Two violation letters were sent out. One violation was for illegal parking and the second for excessive noise. Fence repair on east side is in the works. Complete financials are available on the RFL website.
- 5) Old Business - 937 deck - A patch has been installed and repairs are anticipated. 941 needs gutter repair. New trees have been ordered from the city and will be delivered in March. The board discussed the proposed changes in the BYLAWS. Gregg made a motion that we accept the changes. Karen seconded the motion, which was approved unanimously. RF's attorney (Molly) will send a cover letter and consent form with the revised bylaws to all the residents. We will then schedule a zoom town hall to discuss the proposed bylaws with the residents. Following the town hall, we would send final revised bylaws to the residents.

6) New Business - The board discussed the fine structure for rules violations. It is currently 25, 50, \$100. It was decided that this is appropriate since we have not found it necessary to go to the \$50 level. Bonnie will discuss trimming an apple tree with Western cut. Bonnie has a bid proposal for Turf Paradise. It is the same as last year except for one late cleanup. Al will meet with the new owner about the crack in the concrete near 924. Moira asked about repair to trim hole on siding on her back deck. Al will have Lannie look at it. She also point out that there are parking violations on the corner near 987. Gregg made a motion to adjourn. Laurie seconded the motion that passed unanimously.

ADJOURNED at 7:05