

May '22 RFL HOA Board Meeting Minutes  
5/9/22 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:

Moira Hill  
Matt Hise  
Kellen Lask  
Ann Marsh

6:30 Gregg called the meeting to order and called for additions to the agenda. There were no additions to the May agenda. The April minutes were approved.

6:35 Al gave his Manager's report: We remain UNDER budget at the end of April by \$14,136. City of Longmont billing are still causing issues as we are not getting invoices in a timely manner. They continue to mix various properties in the one envelope. Meeting regarding the RFL Bylaws is confirmed for the 23<sup>rd</sup> and notices have been sent to all members. We should start looking at preparing a budget for 2023 fiscal that starts on July 1<sup>st</sup>. If possible, the Board and community may want to consider a separate budget meeting prior to the annual meeting if the HOA plans to increase the HOA dues. GreenPoint Roofing has agreed to repair the roof and siding at 911. The fence between community and the east apartments needs to have approximately 6 fence posts replaced. This was a Kaufman project that will be transitioned to GTL. 940 unit has rot issues on the patio wall between 940 & 942. GTL will check this as well. With Kaufman retiring, we are using BCG to address the outstanding issues. I am meeting with BCG this week to walk the property and review issues. Carol Kitts has issues with not only the gutter over her porch but also the deck repair behind her unit is heaving due to the wall separating patio decks dropping. Ann Sheldon's gutter issue will be transitioned to BCG Contracting, as well as the trim at Moir's and siding at Laurie's. Bob Gardiner reported flicker holes on his back deck as well as the side wall in the front area has some rot. I will have BCG inspect this as well. Inspections on chimneys are scheduled for later this week by Colorado Chimney. They also recommend checking the gas chimneys as well, however we can do that over a longer time period. Apparently, they too can collect soot that needs to be cleaned. They recommend every 5 years. Fertilization has been completed as well as the spring cleanup. We have an issue with the irrigation controller. GTL submitted the controller for repair and new software was installed. That is being installed and programs loaded this week. Regarding concrete and road repairs, bids from Superior Aggregate as well as DACS have been submitted. 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 both companies' PSI rating on their concrete to assess future cracking due to weight. Al stated that he would obtain that from both companies as well as rebar/mesh information. The wasp nest in the Barn has been removed.

7:00 A community Zoom Town Hall meeting will be held on May 23rd to get input on revised Bylaws with the HOA attorney. The Board agreed to Zoom meet on June 6th to discuss the input to finalize the revised Bylaws. The finalized revised Bylaws should be to the HOA members for voting by mid-June.

7:05 The Board discussed possible Vegetable Garden policies. It was determined not to have formal policies at this time however recommendations will be put in a Spring newsletter

7:15 Community building repair and maintenance: BCG will be assessing deck replacement for Unit 937 and deck repair for Unit 943 and give estimate of costs. Painting of buildings 15 and 14 are scheduled for this summer. There was discussion that some members do not like the current colors that are scheduled for their building. A suggestion was made that a Paint Color committee be establish. AI stated that he would pursue a Sherwin Williams color consultant. The Paint Committee motion was tabled for next HOA Board meeting. Concern was voiced that some patio fencing was in poor shape and a possible fire hazard. A request was made for a copy of the recent fire incident report, AI stated that he would look up the report number and get back to Karen with it.

8:00 AI delineated the rules and perimeters for an Executive Board meeting that only includes board members. This is related to when there are concerns or violations regarding a specific board member.

8:10 Moira gave a report on NGLA activities which included composting.

8:20 Community Questions/Input - Moira volunteered to publish a Spring Newsletter. The Social Club is hosing a picnic on June 25th.

8:39 Adjourn

Gregg

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

Upcoming Board Meeting Dates:

Monday July 11th  
Monday August 8th  
Monday Sept 12