

September '22 RFL Regular HOA Board Meeting
9/12/22 Via Zoom at 6:30 pm

Board Members:

Al Orendorff, Trio Property Management
Gregg Missbach, (2024) Absent until 7:18
Bob Epp, (2024)
Bonnie Prushnok, (2025)
Karen Ramon, (2025) Absent
Laurie Riedeman, (2024) Absent between 7:00 and 7:15

Community Attendees:

Rita Gee
Gina Underwood
Kellen Lask
Francois Netter

6:30pm - Call to order. August board meeting minutes approved.

6:33pm - Property Manager Al reported: HOA currently under budget by \$13,000. HOA attorney sending letter to #985 homeowner regarding her responsibility to repair west deck. Fences: picket fences repairs are scheduled, with Sore Thumb Builder. #939 and #941 however costs have gone up. Regarding 941, repair with boards and repaint instead of whole fence replacement. #939 is a lot worse and needs replacing. Bid was \$4600 to do both. Currently have only one bid so the Board requested another bid be obtained from the company doing our back fence then board will decide. Good estimates for decks 937 and 943 and 955 wall by BCG have been received and work will begin soon. Concrete repairs finished by Denver Asphalt.

6:40pm – The Board called a Special Board Meeting on 8/31 to discuss Unit 985's request for the HOA rebuild her deck. The homeowner had rebuilt her deck five years prior at her expense upon an ACC request. Upon recent inspection, the deck was buckling and failing due to a lack of support structures underneath and anchoring the deck to a none supported dividing wall. The HOA attorney advised the Board that it's the homeowner's responsibility to repair her deck as the ACC that she signed states that she will assume all responsibility for the deck. The attorney advised that the homeowner could have her original contractor fix her deck however it is the homeowners responsibility to repair the deck ultimately. The Board motioned that the homeowner be held responsible for the deck and the vote carried. At the 8/31 meeting, the board approved replacing the privacy wall between 983 and 985 and have contracted with BCG.

7:00pm - Unit 957 has a dead aspen tree in their front area that is the homeowners responsibility to remove. Painting bids were discussed however there was incomplete information and the issue was tabled.

New House bill #1137. Areas that will affect HOA: Collections and enforcement, Fee Schedule, Public Health and Safety. The Board needs to read the required HB HOA policies and work with

the HOA attorney to revise the current applicable HOA policies. After this is done, AI will send the revised policies to all the homeowners.

Little Library location – The Board had approved #948 for the library location several months. The initiator of the library is requesting a different location. For a different location, a new ACC request is required.

The Maintenance Request process was discussed as currently all email requests go to AI directly. AppFolio was suggested however it was decided that no change in process would occur at this time.

Residents of #949 want to participate in the “Adopt a Tree Program” to replace a tree on the east side that died previously. They will have a utility locate done by city and coordinate with RF existing water lines to make sure the area is still safe for planting.

Bob reported that the deck steps on Units #917, 919, 923 need replacing. AI will get a bid from BCG. Bonnie reported roof concerns where straight lines meet. Shingles are lifting, visible from sidewalk on East side which could cause failures. The roof contractors should assess and fix. This involves Units: 935 & 937. Contractor: Exterior Solutions. And Units: 941, 943, 947, 949. Contractor: Greenpoint. AI will contact contractors; also do a site walk-through Tues 9/13 morning with board members to view and evaluate.

Laurie asked why are there two reserve accounts? AI reported that one is a money-market, one is higher yield.

7:18pm - Gregg Missbach (Pres) joined meeting and the Board took up tabled items:
#923 ACC request for grass in front yard. Rotting due to water is an issue. #933 and #939 have this problem. It was decided that Bob will document on ACC form why the board is denying #932's application and send to owner. Regarding the Little Free Library – The 929 site was rejected by the Board. They wanted to put it where it wouldn't interfere with snow removal. Now proposing a new location by #930 near Rick Marsh Memorial Bench. No decision was made.

Moira Hill agreed to produce a Fall Newsletter

Moira gave a NGLA report

7:45pm – Gregg adjourned the meeting.