

**Reynolds Farm Lane Condominium's
Board of Directors Meeting Minutes
Monday, October 9, 2023, 6:30**

Board Members Present:

Gregg Missbach, President (Joined at 7:03)

Karen Ramon, Vice President

Bonnie Prushnok, Treasurer

Kristin Caldwell, Secretary

Laurie Riedeman, Member at Large (Joined at 7:46)

Property Manager, Al Orendorff, Trio Property Management

Homeowners Present: Kellen (903), Ben (931), Ann (967), Moira (969), Vince (949)

6:33: Karen called the meeting to order in Gregg's absence

Additions to the agenda:

- Moira wanted to discuss building 13's sewer replacement and radon system.
- Ben wanted an update on building 5 repairs

Manager's Report – Al:

- Financials:
 - \$12,879 is in the operating account
 - Reserves –Al did not have a total for the reserves account. We are still waiting for this number from the bank statements
- Currently as of the end of September we are under budget by \$5058.92
- We have completely paid off Green Point Roofing
- There are no delinquencies over 60 days old
- As of September the increase of \$15 was added to the HOA dues bringing the monthly total to \$300. If a resident has set this up as an automatic payment the resident must go and adjust this. The budget, although ratified in July, accounted for 2 months of this increase that went uncollected. The Board at a later date will decide how or if it wants to make up the \$1710 (\$15 for 2 months x 57 units). The idea was thrown out that maybe we should schedule the annual board meeting earlier to avoid this problem moving forward. The Board will discuss at a later time.
 - Ann had a concern and wanted clarification on back owed money. Al explained that the HOA is eligible to collect the \$1710 over the fiscal year because the HOA approved the budget/revenue but made certain to let the community know they

are not delinquent and the Board will have to come to a decision if we want to make up that money through out he year or not.

- Ann voiced a concern that her September bill still said HOA fees were \$285 and because it was not her error she did not feel she owed the extra \$15 for that month.
- Building 13: Due to the pipe issue/replacement there was concern that there was contamination to the dirt/ground. A mitigation company came out and there was an official inspection and there is no contamination. Nothing needs to be done. Al is waiting on the written report.
- Painting for buildings 5 & 11:
 - Al had H3 & Certa-Pro revise their bids to include back-rolling in between spray paint coats. Once revised H3 came out over \$5000 more than Certa-Pro. This among other points, the Borad voted and approved and signed the contract for Certa-Pro.
 - Bonnie added that Buildings 5 & 11 will be power-washed Thursday, Oct 12th, weather permitting. Al advised that proper notice was shared with the residents in these buildings. And painting will begin the following day, Friday.
 - Bonnie also confirmed Shermin Williams will not warranty the paint if the painting is done in weather below 40 degrees.
 - Al reminded us another benefit to Certa-Pro and using Shermin Williams paint is that Shermin Williams will come inspect the properties when the job is done.
- Sore Thumb is still out of town (helping Maui victims) and should be back somewhere on or around October 23. Once back they will fix the following:
 - 919 – gate
 - 931 & 935 – deck/stair issues
 - 931 gutter issue
 - 941 fence replaced
 - 955 downspout issue will be taken care of – scheduled in October
- Ryan from GTL has fixed the fencing around the barn, 8 posts have been cemented and 12 holes have been dug for the fence in between RFL & Stone brook. Also fixed was the split rail fence in front by the golf course.
- Al confirmed that he has received the Violations complaint approved by the board but has not had a chance to officially get the ball rolling.
- Al stated that the Website has been updated with all correct minutes.
- There was a discussion related to Sore Thumb and the 941 fence. Several members had concerns with Sore Thumb’s past work including the gutter that was installed on unit 931 that was suspended over the sidewalk. Al stated that he would have the gutter reworked.

Board Activities / Old Business:

- 7:03 – Gregg joins the meeting and is quickly caught up

- September minutes were approved unanimously – 5-0 (Laurie previously voted via email)
- Rules and Regulations – Gregg asked that this be deferred to the next meeting. What needs to be discussed are the last 4 sections, starting with the noise regulation.
- Electronic Statement to get the monthly statements quicker: Al stated that there is no quicker way to get this done and that the statements are always received between the 6th – 8th of the month at the latest and that this has no financial effect on any of the finances.
- Bonnie stated that there are picket fences in the Certa-Pro painting estimate that do not need to be done (931), and therefore, the final bill should be lower than the estimate. Bonnie walked around and looked at picket fences and sees some that must be repaired/replaced (933). We are hoping that the money saved from Certa-Pro and the other fences that need to be repaired will offset financially.
- The ACC committee went out and got 3 more bids for the picket fences that need repair/replacement:
 - Sore Thumb: \$2810
 - High Grade Fencing & Landscaping - \$1740
 - This included thick cedar for fences and gates
 - This bid did NOT include carrying away debris. That cost was calculated to be approx. \$123.50 bringing the total to \$1863.50
 - Beltran Landscaping: \$3550 (not sure if this is cedar or not)
- 911 the latch was fixed on the gate
- Parking Sign update: None – deferred to a later meeting
- Annual meeting minutes – It was determined that no annual meeting minutes will be posted before they are approved at the next annual meeting. This was determined by a majority of the board as well as community members.

New Business:

- RFL – Stonebridge fence
 - Ownership of fence between RFL & Stone bridge: No one knows for sure who owns the fence. This is key as to who is financially responsible to pay for the fence repairs/replacement. One way to determine this is to have a surveyor come out at a cost of possibly \$600-\$1200 according to a google search.
 - Vince said there sometimes are spikes/pins in the ground, but they would probably not be there due to the age of the property. He suggested that we go to the Civic Center by the Library and get a mediator to help determine financial responsibility.
 - Much of the damage to the fence comes from Stonebridge's side because the fence is placed on the downward side of a hill, Much of the damage is from water and soil that slides down from their side

- The Board has to decide if this is cost effective with a lawyer, surveyor, collection of the money from Stonebridge if they are deemed financially responsible – even partially.
 - Karen is going to look into getting a mediator and what that would entail
- In person Annual Meeting at Senior Center: Kristin volunteered to reserve the Senior Center so that we can have the Annual Meeting in person. It still has to be determined if the declarations will let us have the meeting earlier than the usual August meeting. This is to be determined and talked about at another meeting.
- Ben wanted to discuss repairs to his building (#5). There seems to be a wasp issue in back of the building near the windows and there is a 1-inch gap that needs more than just caiking. When the building is painted it will be looked at and handled at that time.
- Al is still confirming that during the sewer pipe fix in building 13 that did not interfere with the radon mitigation system installed.
- Kristin, as Secretary, has asked multiple times for contracts on file and has not received any response. Al has said once he is back in his office, he will get her the contracts requested.
- Snow Removal: Due to the high cost of snow removal Bonnie has offered to snow blow the walks at a much cheaper rate than our current contract. Bonnie will put together a contract for the Board to review. Bonnie must think about getting a workman's comp. insurance in place if we were to contract out to her. Bonnie will research this and get back to the board. The Board can possibly approve her contract via email due to the lateness of the time of year and the snow season being right around the corner.
- Laurie wanted an official election to board members positions. The Board voted on the titles as is and it was passed unanimously.

8:10 – Gregg motioned for the meeting to be adjourned. Kristin 2nd it.
Meeting adjourned!!