

**REYNOLDS FARM CONDOMINIUMS  
BOARD OF DIRECTORS MEETING MINUTES  
MONDAY, SEPTEMBER 11, 2023, 6:30PM**

**Board Members Present:**

Greg Missbach - President (2024)

Karen Ramon – Vice President (2025)

Bonnie Prushnok – Treasurer (2025)

Kristin Caldwell – Secretary (2024)

Laurie Riedeman – Member at Large (2024)

Property Manager Al Orendorff, Trio Property Management

Homeowners Present: Rita (913), Kellen (903), Paige (919), Moira (969) 6:32 pm

Meeting Call to Order – Gregg

**Approval of Board Meeting Minutes from July 10, 2023**

- Correction- change David Tree to Davey Tree

**Report on Board activities subsequent to August Meeting – Gregg**

- Approved preplacing the fence at 941. Sore Thumb Builders proposal is for \$2,810.00
- Approved proposal from Streamline Plumbing to repair the sewer line at building #13 for \$7,580.00

**Additions to the Agenda:**

- The June 2023 Minutes on the website are not correct. What is posted on the website is the May 2023 minutes with the date changed to June 12, 2023. Requests the correct minutes be uploaded to the website.
  - Karen has sent the corrected June minutes to Al.
  - Al will send it to Cynthia to upload.
- Questions about the sewer pipe replacement at Building 13
- Dog violation at 909
- Downspouts
- Irrigation Zone 36
- 919 Fence update

**Manager's Report:**

- Financials were not sent to the Board before the meeting for review. Financials from 8/31/23  
Balance Sheet-
  - Operating Account: \$25,140.63
  - Reserve Account: \$183,592.43
- Greenpoint Roofing final installment due September 2023
- Insurance for 2023-2024 paid in August for a total of \$60,752.00

- There will be an adjustment to the homeowner's ledgers of \$15/month for the dues increase beginning at the start of September
  - Management did not update the software to reflect the increase in dues.
  - Board requests that the Management company send an email to all owners regarding the dues increase and the accounting mistake
  - Members set up for autopay will automatically have the new amount withdrawn.
- Building 13 sewer pipe replaced
- Building 14, 15 and 2- painting and touch-ups completed.
- Requested H3 to update their bid for painting buildings 5 and 11
- Requested a bid from CertaPro Painters for 5 and 11
- Gate at unit 913 repaired and latch at 911 will be repaired by Sore Thumb when he returns to town
- Long's Peak Seamless Gutter inspected the downspout at 955. 903, 911, 953, 955 and 943 also have downspout problems.
- GTL is scheduled to repair the fence on the east side of the community between Stonebridge Apartments.
  - Question raised about who is responsible for this fence?

### **Old Business:**

#### **Revised Rules and Regulations**

- Draft of the Rules document was discussed in a working session in July where the Board reviewed the document through **Noise and Nuisance**.
- Discussion regarding the steps the Board has taken to finalize the Rules and Regulations document and the protocol for ratification.
- Karen motions to accept the Rules and Regulations as they were presented to the Board via email. Bonnie seconded the motion. Vote: 3 yays, 2 nays. Motion passed.

#### **Painting Update**

- See Manager's report.
- homeowners reported issues with H3- the quality of the work, overall cleanliness, project management.
- Concern about starting the next 2 buildings late in the year and weather.

#### **Parking Signs**

- Al will speak with Hamilton towing to get updated parking signs
- New state regulations require 24-hours notice before towing.
- New signs need to reflect the changes in the law.

#### **Architectural Control Committee (ACC)**

- Vince and Kathryn have volunteered to chair the ACC.
- The ACC will review requests and submit to the Board for final approval
- Laurie motions to accept Kathryn and Vince as members of the ACC. Bonnie seconded the motion. All in favor.

### **Stonebridge Fence Ownership**

- Question as to the ownership of the fence dividing the 2 communities.

### **Building 13 Sewer Pipe Replacement**

- Question about sewage leaking into the soil and potential environmental problems.
- Al asks that questions be emailed to him and he will address them.
- Owner stated that they emailed this question on 9/6/23

### **New Business:**

#### **Approving and Posting Minutes**

- Kristin would like to get the minutes to the homeowners as soon as possible following the Board Meetings.
- Laurie recommends reviewing and approving the minutes via email.
- Some board members have concerns about posting the annual meeting minutes before they are approved by the owners. Board will revisit this at a later date/

#### **Maintenance Procedures and Tracking**

- Laurie asks for clarification of the procedures for maintenance requests and tracking
- Homeowners need to be notified when a vendor is working on or around their unit
- Management states they are not always able to notify the homeowners when work is scheduled.

#### **Uneven Sidewalks**

- There is a trip hazard between 953 and 955.
- Al will schedule Eagle to do a community inspection.

#### **943 & 945 Divider Fence Reimbursement**

- June Minutes approved \$2,000 for reimbursement
- There was misunderstanding between the owner 943 and the HOA Board and Trio. Owner sent Al the proposal from Beltran Landscaping for \$2,485.00 and asked if he wanted to get other bids for the work since it is HOA responsibility. No other bids were quoted. Owner took this to mean the original proposal was approved. HOA maintains they approved replacement cost of \$2000 only.
  - The Board refused to approve the total for the fence shared between 943 and 945
  - Owner paid for \$485 of HOA Common Expense Fence between 943 & 945.

#### **Request for in-person meetings**

- Discussion of the benefits of in person vs. zoom meetings
- Many owners want to continue the meetings online for health and safety reasons
- Suggestion to at a minimum, hold the annual meeting in person
  - someone suggested holding it at the senior center

#### **Reserve Account**

- Kristin is concerned that the financials do not reflect any money going into the reserve account
- Would like a review of cost saving measures such not mailing statements

Bonnie will meet with Kristin to review the financial reports

### **Irrigation Zone 36**

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- The roots of the ash tree between 965 and 967 have cut off the irrigation lines.
- It is not cost effective to trace and replace the irrigation in this area
- Bonnie suggests that the irrigation be capped off and to xeriscape in that area. This will save money on water.
- The existing ash tree will remain in place as long as it can be treatable for EAB

### **Adjourn**

- Gregg motioned to end the meeting at 9:02. Laurie seconded and it was passed unanimously, 5-0.

### **9:03 Executive Board meeting called to order by Gregg**

Upcoming Board Meeting Dates:

Monday, October 9, 2024

Monday, November 13, 2024

Monday, December 11, 2024