

**Reynolds Farm Lane Condominium's  
Board of Directors Meeting Minutes  
Monday, February 12, 2024, 6:30**

**Board Members Present:**

Gregg Missbach, President (2024)

Kristin Caldwell, Secretary (2024)

Karen Ramon, Vice President (2025)

Laurie Riedeman, Member at Large (2024)

Bonnie Prushnok, Treasurer (2025)

Property Manager, Al Orendorff, Trio Property Management

Homeowners Present: Matt (948), Marie/Vince (949), Moira (969)

6:35: Greg called the meeting to order

**January Minutes:**

- Minutes reviewed and approved unanimously by board members on Zoom.

**Additions to the agenda:**

- None

**Board Activities subsequent to October meeting:**

- Board reviewed and approved window request for #935. Gregg just needs to sign the ACC form. Bonnie will walk the form over to him after tonight's meeting.

**Manager's Report – Al:**

- Financials:
  1. \$39,123.10 is in the operating account as of February 11, 2024
  2. \$24,555.66 OVER budget in operating expenses (down from \$28,652.00 in Dec)
  3. \$146,945.65 is in reserves – this does not reflect January interest
- There are approximately \$4000-\$5000 in bills due in February.
- 7 delinquencies as of Dec. 30<sup>th</sup>. 5 of the 7 delinquencies are tied to the “catch-up”. The 2 larger delinquencies are making payments but not significantly to reduce the balance owed.
- The window trim at #935 was replaced due to rotting
- All but 1 of the new parking signs have been installed. The last sign to be installed at the front south entry will be installed once utilities are located before digging.
- GTL has picked up a post to replace a rotted part of the split rail fence at the south side of the park. This will be installed next week.
- Northern Colorado Radon provided a bid to restore the prior mitigation system (\$600)

- The Turf Paradise 2024 landscape contract was sent to the Board for review. The Board requested other quotes to compare.

#### **Board Activities / Old Business:**

- Radon Mitigation at building 13: It was discussed that the homeowner of #969 would pay up to \$100 to re-do the radon testing but during discussion it was determined that there was a miscommunication. The homeowner and Board agreed that no re-testing is needed at this time because the radon levels were well within range. The Board approved unanimously that we will go ahead and fix the pipe under the building for \$600. The verbiage was written into the contract that the company feels this should mitigate the radon issue for the entire building.
- The Rules & Regulations was missing the Longmont/town code number. Laurie has agreed to plug it in.
- Stonebridge has not paid their half of the agreed upon fence fix (\$6000). Karen had agreed to email Stonebridge for a follow-up to collect the money. There is concern that the fence is still falling apart in areas. At Stonebridge's request, we are not to do any more repairs without their approval. Once we collect the money from the repair we will discuss how to move forward with future repairs.
- Rental unit update: Karen is waiting on 1 last person to update their renter information

#### **New Business:**

- Moving the annual budget meeting up a few months was discussed. This is important because the fiscal year starts in July. The Board would like the budget to be done in May so that it can be ratified in June. This is so we do not run into the issues we had last year of having to "catch-up" on any monies voted on over a 12 month period. Gregg motioned for this, Kristin 2<sup>nd</sup> it and this was approved unanimously.
- It was determined that the budget meeting does not have to be on the same night as the annual meeting. According to CCIOA (Colorado Common Interest Ownership Act) a quorum (simple majority of HOA members) is required for an annual meeting but not the annual budget meeting. In the past RFL has held both meetings together. At this point we will have the annual budget meeting on the 2<sup>nd</sup> Monday in June and keep the annual HOA meeting in August.
- Meeting for annual HOA meeting: The residents of RFL have expressed interest in having an in-person meeting. Kristin expressed interest in having the meeting in the Barn. This way no one has to drive anywhere. If it is a nice day, we can have it outside the barn. If the weather is inclement, we can have the meeting in the barn. Kristin motioned for this, Laurie 2<sup>nd</sup>. Vote was 4-1 in favor of having the meeting in person in the barn.

- ACC form verbiage was discussed: “All applicable building codes and permits must be followed” will be added to the form. Bonnie will add the verbiage and email to AI for uploading to the website.
- In addition to Turf Paradise AI has agreed to get 2 more bids for the 2024 landscape for comparison.

**Homeowner Open Forum:**

- Ann (967) wanted to confirm paint schedules and colors for the upcoming year. Bonnie will respond that we have not gone out to bid yet but will publish the schedule as soon as it is approved. The homeowners of to-be-painted units will also get a reminder in the week or so before painting starts. The color scheme is confirmed and on the RFL website.

**7:54** – Gregg motioned for the meeting to be adjourned. Karen 2<sup>nd</sup> it. Unanimously approved.

Meeting adjourned!!

In addition to the Reynolds Farm Lane website minutes can also be found on the bulletin board outside building 5 as well as hard copies for all to take in the community library outside building 9.

Next meetings:

- Monday, March 11<sup>th</sup> at 6:30
- Monday, April 8<sup>th</sup> at 6:30
- Monday, May 13<sup>th</sup> at 6:30

An executive meeting immediately followed.