

**Reynolds Farm Lane Condominium's
Board of Directors Meeting Minutes
Monday, January 8, 2024, 6:30**

Board Members Present:

Gregg Missbach, President (2024)

Karen Ramon, Vice President (2025)

Bonnie Prushnok, Treasurer (2025)

Kristin Caldwell, Secretary (2024)

Laurie Riedeman, Member at Large (2024) –
joined at 7:10

Property Manager, Al Orendorff, Trio Property Management

Homeowners Present: Ben (931), Kate (935), Moira (969)

6:32: Greg called the meeting to order

December Minutes:

- Minutes reviewed and approved by 4 board members on Zoom. Laurie approval was via email as she joined the meeting at 7:10.

Additions to the agenda:

- Laurie wanted to discuss importance of communication
- Gregg wanted to discuss terms of voting in between meetings

Board Activities subsequent to October meeting: None

Manager's Report – Al:

- Financials:
 1. \$40,310.36 is in the operating account as of January 8, 2024
 2. \$28,652.00 OVER budget in operating expenses
 3. \$136,845.09 is in reserves – this does not reflect December interest
- There are approximately \$8000 in bills due this month. This includes City of Longmont at \$4263 and Alpine at \$2223 for gutter cleaning.
- 2 delinquencies as of Dec. 30th. Both members have received calls and are paying to catch up. However, the amount needs to be drastically increased to improve the balance owed.
- Gutters have been cleaned. Al is waiting for their W9 and proof of insurance before the invoice can be paid. Alpine has been contacted and should get all paperwork to Al this week.

- Sore Thumb inadvertently invoiced the HOA for \$930 rather than the homeowner of #941. Sore Thumb is in the process of refunding the HOA and invoicing the homeowner.
- Bonnie, Karen, Laurie, and Al met with Jim Scofield from Hamilton Towing to do a walk-around to review parking sign locations. A map of suggested locations was sent to the Board for discussion. All the new signs will be posted on current post except for 1. A post will have to be installed at the expense of the HOA. These signs will read “Authorized Parking Only”. The board discussed placement of the signs. Karen motioned for a vote, Laurie 2nd and the board passed on the signage 4-1 with Bonnie not in favor.
- Northern Colorado Radon provided a bid to restore the prior mitigation system (\$600)
- The invoice for the \$30 per unit shortage from the annual review was sent to the homeowners. We will have a better idea of who’s paying on January’s financial statement.

Board Activities / Old Business:

- Rules & Regulations – Gregg requested to table this subject to next month due to the busy Holiday’s
- Stonebridge has accepted that the fence is on their property and has accepted responsibility to pay RFL half the cost of money spent so far on fixing the fence between us and Stonebridge. They will submit payment to us in the amount of \$3000 and have asked that we do not do anymore work without their approval first.
- Rental unit update: Karen has contacted the last 4 units owner’s and received information on 2. We are waiting for the last 2 units for updated/current information.
- Radon Mitigation – After spending \$100 on testing that proves that the radon level is below the 4.0 level (3.3 high with an average 1.5) the HOA agreed that mitigation is not legally necessary. However, the board is still discussing the best route to go moving forward. The bid from Northern Colorado Radon came in at \$600 but the board asked for clarification that the job will help mitigate the entire 4-unit building and not just 2 units on one end.
- Sore Thumb was paid in full for the gutter “semi-fix” on bldg. 931 because it was part of a larger invoice with multiple jobs encompassed in the invoice.
- Barn unit used for HOA paperwork – The lock was changed, and Karen holds the sole key.

New Business:

- Laurie has asked that any communication between the board be shared with the entire board and not just select members. This is so the entire board has the same information and can make an informed decision and vote accordingly.
- Gregg discussed the importance of voting and that the board should only be voting in meeting and not via email unless it is time sensitive or absolutely necessary. The board

should be discussing an issue before motioning for a vote, the motion seconded, more discussion if needed, then a vote can take place.

- There was concern about the new renters in unit #939 that there were too many non-related individuals living in one dwelling. It was thought that the City of Longmont allows up to 5 non-related individuals to live in one dwelling. Karen is going to verify this as well as check RFL by-laws to see that no rules are being broken.
- The November minutes have yet to be posted to our website. Al said he would have Cynthia upload November and December this week.

Homeowner Open Forum: None

8:15 – Gregg motioned for the meeting to be adjourned. Karen 2nd it. Unanimously approved.

Meeting adjourned!!

Executive meeting held directly after the monthly meeting.

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, February 12th at 6:30
- Monday, March 11th at 6:30
- Monday, April 8th at 6:30