

**Reynolds Farm Lane Condominium's
Board of Directors Meeting Minutes
Monday, March 11, 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: Ben (931), Moira (969)

6:33: Greg called the meeting to order.

February Minutes:

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

Additions to the agenda:

- Bonnie wanted to discuss the installation of the security system at #935.
- Bonnie wanted to discuss the upcoming paint schedule of buildings 7, 12, and 13.

Board Activities subsequent to October meeting:

- A van from ARC came and picked up the couch and 2 boxes that were left in the barn at no cost.

Manager's Report – Al:

- Financials:
 1. \$57,512.54 is in the **operating account** as of March 9, 2024. Up from \$39,123.10 on February 11th. A positive difference of \$18,389.44
 2. \$22,875.95 OVER budget in operating expenses (down from \$24,555.66 at the end of January)
 3. \$147,036.47 is in **reserves** – this does not reflect February interest. January reserves were \$146,945.65. A positive difference of \$90.82.
- Delinquencies have been reduced from 7 to 4 at the end of February. 3 are from the monthly adjustment and 1 large delinquency that has not paid anything toward the balance last month.
- 1 parking sign still needs to be installed. The delay is that we need to move the position of the post where it was originally planned to be installed due to the utilities running underground.

- The rotted split rail fence post at the south side of the park has been replaced.
- Northern Colorado Radon is scheduled to repair the mitigation system under building 13 on Tuesday, March 12, 2024
- 4 bids were received for landscape work 2024. This will be discussed by the board tonight.

Old / Ongoing Business:

- November minutes are still not uploaded to the RFL website. AI will check on this.
- The Rules & Regulations were missing the Longmont/town code number. Laurie has agreed to plug it in. This was handed off to Gregg to draft but due to Gregg's work demand he no longer has the time and is looking to resign from his post on the Board. This is tabled until further notice.
- Gregg is looking to resign from the board sooner than later and hopes to be off the board as soon as the next meeting, April 8th. The Board has asked AI to send a blast email to the community to see if there is anyone interested in fulfilling Gregg's spot. His commission expires August 2024.
- Karen has tried numerous times to contact Misty/Stonebridge via phone calls and emails to no avail regarding the \$3000 for the fence that they have agreed to pay us. The Board has asked AI to take over this task. We feel it is time that we contact the mediation unit with the City of Longmont and have them proceed.

New Business:

- ACC Reports:
 - Unit #985 – 7 windows were replaced along with a sliding door. Vince approved this and then so did the board, but it needs Gregg's sign off.
 - Unit #973 request was denied. This was because the bid was most likely fraudulent. Gregg must sign off on the denial.
 - Unit #935 installed a security system before the board approved any work. No ACC form was filled out. The next set of action to be taken is the homeowner must fill out an ACC form retroactively with verbiage that the homeowner is responsible for filling in any wholes/spaces left by any equipment removed in the future. The board will approve and have Gregg sign off on the retroactive form.
- 2024 Landscape Proposal:
 - 4 bids were received from Turf Paradise, Mr. Green Thumb, Green Pro, and Sun & Shade. Turf Paradise came in with the best bid. The board discussed and voted unanimously to stick with Turf Paradise. Paperwork will be signed right away to get this going and get us on the books.
- Building Painting: The board discussed a painting schedule for buildings 7, 12, and 13. Since there is no budget for painting this year, we will start getting bids ready no to get in

the books with the caveat painting will not start until the next fiscal year. CertaPro, Platte Capitol and other companies were discussed. The best bid may not always be the low bid.

Homeowner Open Forum:

- There seems to be an uptick in people not picking up their dogs pooh. This could be from other dogs outside our community, but the board thought it would be a good idea to have AI send out a blast email reminder to “Please pick up your dog doo”.
- A newsletter is pending with some Spring reminders and activities coming up. If you’d like anything to be included, please send your ideas to the property management company or any board member.

7:46 – Gregg motioned for the meeting to be adjourned. Laurie 2nd 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, April 8th at 6:30
- Monday, May 13th at 6:30 (2025 budget to be ready to start looking at it)
- Monday, June 10th at 6:30 (Annual budget meeting – ratify the 2025 budget)

An executive meeting immediately followed.