

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

Board Members Present

Karen Ramon, Vice President (2025)

Laurie Riedeman, Member at Large (2024)

Bonnie Prushnok, Treasurer (2025)

Kristin Caldwell, Secretary (2024)

Property Manager, Al Orendorff, Trio Property Management

Attorney for RFL HOA, Molly Foley-Healy

Homeowners/Renters Present: Bob (911), Rita (913), Jordan, Carter, Molly (923), Ben (931), Jeff (938), Marie, Vince (949), Kathryn (953), Sandra (955), Moira (969)

6:31: Karen, acting as President in the absence of Gregg due to his resignation, called the meeting to order.

March Minutes:

- Minutes reviewed. Stonebrook's Misty's name was corrected (from Mindy) and approved unanimously by board members on Zoom.

Additions to the agenda:

- Bonnie wanted to add the addition of ACC form for unit #963 for windows/sliding doors.

Homeowner Open Forum:

Karen outlined the conduct of the open forum and gave each homeowner 3 minutes per unit to be heard. All comments were to be directed to Karen.

- Dr. Jordan Stoll (923) read a detailed letter regarding guest parking and the grievances he feels regarding the rules and regulations. He is wanting the Board to change the rules and regulations to be more forgiving/lenient to allow occupants to park in guest parking. Homeowners present at the meeting voiced their concern about changing the rules and regulations. They were in agreement that guest parking spaces are necessary, the rules should be followed, and the rules not be changed for one homeowner.
- Laurie (943) voiced concern about this weekend's windstorm and how it took down more of Stonebridge fence by the barn. Ben (931) pointed out that the windstorm also appears to have split a tree in half by the northside ditch. Carter (923) said another tree is falling down by Stonebrook. Al stated that he is aware of some of these issues and already had or will get someone to look at this to be assessed.
- Some homeowners were concerned about woodpecker holes in the community. Al has someone lined up to come look at potential damage.

Board Activities subsequent to March meeting:

- None

Manager's Report – AI:

- Financials (preliminary – no March interest):
 - \$57,014.68 is in the **operating account** as of March 9, 2024. Down slightly from \$57,512.54 on March 9th. Difference is **-\$497.86**.
 - \$162,130.70 is in **reserves** . February reserves were \$147,036.47. A **positive** difference of \$15,094.23.
- Current delinquencies are 4 as of the end of March.
- Once April expenses are paid AI will prepare the first draft of the 2024/2025 budget for the Board to review.
- The last parking sign was installed today, 04/08/24, over by unit 901.
- Northern Colorado Radon completed the repair of the mitigation system under building #13 and the invoice was submitted for payment in April.
- Turf Paradise was awarded the landscape contract for 2024 and has received the signed contract, They have already started with aeration and preparing for the season.
- A blast email was sent regarding the open position on the Board to replace Gregg.
- Still Open:
 - Still getting bids for painting on buildings 7, 12, and 13.
 - Still waiting for retro-active ACC form for unit #935 to be officially signed
 - Still trying to get in contact with Stonebridge re: reimbursement for fence repairs

Old / Ongoing Business:

- The Rules & Regulations re: Noise: The Board has voted to table this topic for the time being and revisit it another time.
- Gregg has officially resigned via email dated April 7, 2024. The Board voted unanimously and welcomed Ben Bodemuller to fill in until the annual meeting in August.
- There is still no headway in contacting a Stonebridge contact person/number. All attempts, via phone, email, or in person, have been futile. Kristin will try to contact her friend, who lives there, for a contact number.

New Business:

- Kristin voiced concern that the website was not updated with any community business. AI agreed to have the information uploaded as soon as he gets it. Kristin will send over the Community Social Calendar for uploading.
- Kristin brought up that after the windstorm over the weekend she found shingles on her balcony. She asked that AI send someone over to inspect the roofs. She reminded AI that

her building was NOT done by Greenpoint but done the year (or 2) prior. The Board thought is wise to have someone come out and inspect all roofs due to the windstorm.

- Karen proposed a working Zoom meeting for board members tentatively for Monday, April 29th at 6:30 to go over the 2024/2025 proposed budget. Date to be confirmed.
- ACC Reports:
 - Unit #935 installed a security camera before the board approved any work. We are still waiting for the forms to formally be filled out and approved retro-actively.
 - Unit #923 is wanting permission for Nextlight (internet) to install a metal box on the side of the building.
 - Unit 963 submitted an ACC form for new windows and sliding door. Vince has approved the change with the caveat being that the color scheme and building codes be followed. Kristin motioned to approve, Bonnie 2nd the motion. The Board approved unanimously.

7:26 – Kristin 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, 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)
- Monday, July 8th at 6:30

An executive meeting immediately followed.