

**Reynolds Farm Lane Condominium's  
Board of Directors Meeting Minutes  
Monday, May 13, 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)

Ben Bodemuller, TBD

Property Manager, Al Orendorff, Trio Property Management

Homeowners/Renters Present: Kellen (903), Gina (911), Rita (913), Jordan (923), Molly (923), Matt (948), Marie (949), Kathryn (953), Sandra (955), Anne (967), Moira (969)

6:33: Karen, acting as President in the absence of Gregg due to his resignation, called the meeting to order.

**Review of Conduct of Meeting Policy:** Karen reminded all participants that the open forum would be kept to 3 minutes per unit.

**April Minutes:**

- Minutes reviewed. 1 error was changed (correction of Month from September to March). Minutes were approved unanimously.

**Additions to the agenda:**

- A letter was sent to the board that #965 was concerned about the painting choice of her house. The board wanted to let her know we hear her. The paint schedule has not been determined yet so we will discuss in another meeting, closer to the paint job.

**Homeowner Open Forum:**

- The Social Committee (Rita, Gina, and Sandra) presented an opportunity to obtain an Improvement Grant from NGLS to purchase a stone sign reading "Reynolds Farm" identifying our community to be strategically placed in the common area. There would be zero cost to anyone in the community. The Board approved unanimously to pursue the grant.

**Treasurer's Report:**

- Bonnie has transferred \$18,000 from the operating account to the reserves. This is the last "re-payment" back to the reserves that covered the payment in full for the HOA insurance.

**Board Activities subsequent to April meeting:**

- The ACC form for #935 was approved (security camera installation)
- The ACC form for #923 was approved (Nextlight approval)
- Tuesday, April 30<sup>th</sup> the Board held a meeting for the first run-through of the annual budget. The board decided we could not vote on the budget until we got solid numbers for the HOA insurance for the next year.

- The Board invited the community to a meeting with our insurance agent, Rich Ban of Anderson-Ban Insurance, on Thursday, May 9<sup>th</sup>. He explained our current insurance carrier, Travelers, is dropping us since they feel over-saturated in our area. Insurance has become increasingly hard to get and we are actively looking for a new carrier. We need to be aware that our insurance will be going up 50% or more, which will greatly impact our annual budget.

#### **Manager's Report – AI:**

- Financials (preliminary – no April interest):
  - \$33,848.32 is in the **operating account** as of May 10, 2024.
  - \$198,339.25 is in **reserves**. This accounts for the \$18,000 Bonnie transferred from the operating account on May 8, 2024
- Current delinquencies are 4 as of the end of April. All delinquencies are less than 30 days old except 1, which is beyond 90 days.
- May's expenses yet to pay are approximately \$6,000 - \$9,000
- Unit #941 submitted an ACC for to install cameras
- Irrigation: GTL is currently repairing a line behind building 6. Another valve along 9<sup>th</sup> is also broken. Bonnie and Garrett are working on this.
- Painting: CertaPro has supplied bids for 3 buildings to be painted. The budget must pass before we can decide how many buildings will be painted the coming year.
- Trees: GTL provided a bid of \$1620 to remove trees at issue behind building 12.
- Stonebridge fence has asked for W( for the \$3000 fence repair refund and was supplied. We should see a check within the next 2 weeks.

#### **Old / Ongoing Business:**

- Woodpecker / Flicker holes: Flickers have caused much damage to many of the buildings poking holes in the siding. The short solution was to patch and paint the holes. The Board has decided to buy bird houses and hang them on the affected buildings in hopes that the birds will use the houses as there mating nests. Ben has agreed to research which homes work best. There seems to be 13 affected areas.
- Jordan has asked for a meeting with the board re: guest parking and the rules and regulations relating to guest parking. Jordan stated that he would be unavailable until after mid-June. The Board has agreed to meet with Jordan once back in town. Date/time TBD.
- A correction of the site map/correction of common elements was submitted to be uploaded to the website. There are actually only 15 parking spots, down from 16 listed on the map. Since this map is a representation and not a "filed" map with the City/County it is considered a reference. Laurie motioned for this to be approved. Karen 2<sup>nd</sup> the motion. The Board approved it unanimously.

#### **New Business:**

- Roles of Board Members: Laurie nominated Ben to be president. Kristin 2<sup>nd</sup> the motion. Bonnie nominated Karen to be President. There was no 2<sup>nd</sup> motion. Ben was voted President by a vote of 3-2. Karen handed the reigns over to Ben for the completion of the meeting.
- Board Communication: The importance of communication between the board members was discussed and the importance of checking in on G-suite daily. There are some time-sensitive issues that may need tending to and it is the board's responsibility to make that happen. We also discussed that there are issues, such as ACC forms, that may need to be voted on and approved/denied before the next meeting.

- The budget cannot move forward to be voted on until we get an insurance quote. Laurie will send Al a list of agents to Al that she works with to speed up this process. Ben has also said he was going to do some research on agents to get some quotes as well.
- Website concerns were brought up and how it is not updated, financials are missing, minutes are not uploaded, community news is uploaded to the wrong spot. The Board discussed changing our website to a more economical option and possibly maintaining the website ourselves
- Deck for unit #927: Bonnie believes that her deck has now become hazardous. She has secured documentation from previous board members in 2018 that her deck has been determined unsafe. She has secured 4 bids and will get them over to the board to see which bid will be approved and get on the contractors list ASAP.

**8:35** – Ben motioned to adjourn the meeting. Laurie 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, June 10<sup>th</sup> at 6:30
- Monday, July 8<sup>th</sup> at 6:30
- Monday, August 12 at 6:30

An executive meeting immediately followed.