

Although the RR HOA Board meeting scheduled for February 13, 2024 was cancelled due to lack of agenda items, here is an update on what the Board has been working on.

Around the Community:

- Our annual walk around with Crofton Perdue to identify potential maintenance work might in 2024 is currently scheduled for March 19th, weather pending. This will include but not be limited to stone façade on building, spalling on sidewalks and paint at the base of light poles.
- Crofton Purdue has been working on the review and repair of potential water damage due to the improperly install white strip. Fourteen units were identified and too date seven have been repaired. The remaining units 201, 204, 401, 404, 504, 701, & 1301 will be done as weather permits. Cost for the repair work is coming out of the maintenance reserve fund.
- 2024 Landscaping forms will be sent to all RR residents within the next few weeks. Please fill them out and return to Cheryl Lee by March 8th, either via email or in person. They will be reviewed, compiled and sent to Crofton and GJ Romig for their use and reference.
- The Board decide to reexamine the idea of placing security cameras to monitor the riverside gazebo and parking lot. Greg Robbins has taken lead.
- Ad hoc Landscaping "Native" Tree and Shrub committee was formed to investigate and create a list of trees and shrubs that would do well in RR environmental conditions and would have minimum care required. Committee members: Jim Michels, Barb Lindholm, Cy & Marilyn Kastner and Shirley Reed. An initial meeting was held in Jan 2024

Variances Approved between December 1, 2023 thru Feb 13, 2024

- RR 701 – Install a bracket for a 3 ft. by 5 ft. American flag on a pole located on the front walkway pillar. Approved (Yes – 5; No – 0)

Contract(s) Awarded between Dec 2023 thru Feb 13, 2024

- Magic Seal LLC – Repair potholes on south side of development road. \$1,134.00 includes tax. Approved (Yes – 5; No – 0) December 2023
- Birchcrest Tree and Landscaping - 2024 Tree and Shrub Health Care Service - Modified \$9,497.07 includes tax. Approved (Yes – 5; No – 0)
- Birchcrest Tree and Landscaping – 2024 Lawn Chemical & Fertilization Treatment - Modified (three treatments), \$5,053.59 includes tax. Approved Modified Alternative (Yes – 4; No – 1)

Financial Report:

2023 Year End Report:

At the end 2023, the RR HOA maintains a cash balance of \$43,798.47 in the operating account and \$270,083.19 in the Maintenance Reserve account for a total Year-to-Date combined cash balance of \$313,881.66 after all monthly reserve payments and all disbursements were made on all bills received.

The net increase in the Maintenance Reserve Account during 2023 was \$52,573.67 while Maintenance Reserve expenses paid amounted to \$20,560.97 for repairs to the light poles, asphalt, gutters, and the white siding on five of the units.

Interest income for 2023 was \$6705.64 from the investment in CDs.

January 2024 Report:

At the end of January 2024, the HOA maintained a cash balance of \$46,867.26 in the Operating Account after the monthly reserve payment and all disbursements were made, and \$274,856.75 in the Maintenance Reserve account for a total cash balance of \$321,724.01. January 2024 disbursements from the Operating Account amounted to \$24,157.21.

The 2024 year-to-data budget shows operating expenses to be \$1,626.80 under budget primarily due to lower than budgeted snow removal and real estate taxes.

We are estimating 2024 Maintenance Reserve expenses in the amount of \$25,000 for the white siding strip, chimney repairs, road & cul-de-sac seal coating and asphalt repairs, as well as other unanticipated repairs.

Committee Reports

- Social – The social committee has resurrected the HOA’s newsletter with Barbara DeOca as its editor. A copy of the newsletter can be found on the RRHOA website.
- Electronic Communication – reminder that the RR website can be accessed at <https://www.riversruncottages.com/>. The password for the Members Only section is RRHOA.
- Hospitality – Welcomed new homeowners
 - 302 RR- Dena Porter; Gordon Rowe; Janice Tack
 - 402 RR - Michael & Ellen Andrieu
 - 1602 RR - Barbara DeOca

Our next scheduled RR HOA Board Meeting is March 12, 2024. Our Board meetings are on the second Tuesday of the odd months. They will start at 4:00 p.m. except for the September/Annual meeting which will start at 5:00 p.m. Notification will be sent via email of any change to the schedule.

Linda McLaughlin on behalf of The Rivers Run Board of Directors