

RR HOA Board Meeting Minutes  
Tuesday, July 11, 2023  
Greenwood Cove Lecture Hall

Call to Order: 4:04 p.m. by L. McLaughlin

Board members present: L. McLaughlin, C. Kastner, M.J. Thomas, J. Michels, C. Lee and E. O'Connell from Crofton Perdue

Community Members present: G. Robbins, J. Birk, L. Musgraves, M. Schmitt, B. and B. Lindholm, R. Biedenbach, J. Eng, and L. Lee

Approval of May 9, 2023 RR HOA Board Meeting Minutes, C. Kastner moved to approve; M.J. Thomas seconded. Approved, 5-0.

Variances from May 3 to present – L. McLaughlin

- 304 RR - Variance amendment to add additional slats perpendicular to the existing pergola top to help shade the area below. The original variance approved Oct 2017. Amendment approved, 4-1.
- 903 RR – Pending variance to extend/create a bed on both sides of their back SE Corner patio. Waiting on further information.
- 404 RR – Amendment to 2022 variance to extend back island bed and plant additional doppler willows. Approved, 4-0-1.

Contract(s) Awarded between May 4 thru July 11, 2023 – L. McLaughlin

- Suburban Disposal Corporation contract term: July 1, 2023 through June 30, 2024, \$19 per unit. Weekly (Thursday) pickup includes one 64 gallon tote and one yellow 18 gallon recycling bin per unit. Large recycle totes are available by contacting Suburban Disposal. Approved 5-0.

#### Committee Reports

- Hospitality – MJ Thomas: All new residents have been greeted on schedule.
- Policy – MJ Thomas: No report.
- Building & Grounds - C. Kastner: No report, but wonder if Crofton has completed walk around report. B. Lindholm helped removed dangling tree branches by buildings 700 and 800.
- Electronic Communications – C. Lee: W. Fischer has decided it's time to pass along her website duties. She previously created and has managed the RR website and will remain a reference for us. J. Eng has joined the committee and is now learning how to maintain the website.
- Social – L. McLaughlin for J. Galvin:
  - The Strawberry Social was a great success. Thank you to Bonnie and Randy Nellist at #103 for hosting and all the volunteers for their hard work to make this a success.
  - The Newsletter has been replaced by the monthly activity calendar and is being completed by M. Carson and M. Mayernik. The committee is looking for an individual(s) to take over newsletter duties. Contact J. Galvin if interested. In addition to being emailed to residents, the calendar is available at the riversruncottages.com. The password for the member's only section is RRHOA.
  - The committee needs volunteers as some members have been on since 2011. Volunteers are also needed for events. This could include setup, tear down and food prep, etc.

## Financial Report

### J. Michels: 2023 Year to date (Jan – June) report

- At the end of June 2023, the HOA maintains a cash balance of \$41,774.25 in the operating account after the monthly reserve payment was made, and \$249,555.44 in the Maintenance Reserve account.
- The budget through six (6) months of the calendar year 2023 shows operations \$1,694.60 under budget for the month and \$10,722.92 under budget for the year.
- Although our HOA is nearly \$11,000 under budget for the year, future costs for lawn maintenance, end of the year snow removal, and building repairs are expected to bring the balance closer to our estimated level.

### L. McLaughlin: HOA CDs

- The nine month CD matured and earned \$1,000 in interest. A new CD was opened in the amount of \$100,000 at 5.15% at M&T Bank. The HOA has another CD in the amount of \$75,000 that is earning 3% interest and matures on November 26.

## Old Business

- Riverside gazebo's screens were removed due to damage. RIT initiated and paid for their replacement.
- Crofton will be inspecting and repairing above and below the white siding strip coil on 13 previously identified units, if needed. Work will begin in the late August/September time frame.
- Spring walk around has been completed and any major repairs have been done. There are some minor repairs left. The report is almost finalized and will be provided to the community when received.
- The roof inspection has been completed. Crofton caulked around some intake and vent stacks and straightened rippled shingles around dormers if needed.
- 2022 RR HOA Audit - a final copy of the audit was just received and will be sent to the community and posted to the website.

## New Business

- Snow removal contract w/Magic Snow ended with the 2022-2023 season. Bid specifics have just been received from Magic, but not reviewed yet. It's unsure if they will continue with sidewalk shoveling so we might need to source a contractor. Additional bids will be solicited for both seasonal contract and individual plow/shovel rates.
- HOA Insurance, Umbrella & Board Liability – due August 1, 2023. USI, our insurance broker, is soliciting bids. A rate increase is expected due to our history and loss run.
- G.J. Romig has notified us that contract prices will increase between 2-5%. No renewal offer has yet been received.

## Community Update – L. McLaughlin

- There will be two open board seats, not positions, in September. If interested, please talk with any board member.
- J. Michels and L. McLaughlin met with Supervisor Schultz regarding the development road. The TOH is interested in taking over responsibility for the road. They like how RR has maintained our portion of the road. About 15-18 core samples will be taken to check on road depth. This will determine if any remediation will be needed for the road. There are two other parties involved, Greenwood Cove and The Hill. All must agree to the transfer before it can proceed. If all agree, the Town will maintain from East River Road and around the circle. The road in front of building 1800 and behind Greenwood Cove would not be included.

- RIT updates:
  - ID cards have been modified. Go to RIT (Eastman Hall, Room 1202), give your name and have your picture taken. Upon your return home, notify L. McLaughlin that you have received your pass and she will then validate your card.
  - Paper parking passes are no longer being distributed. If you are interested in obtaining a permit, go to <https://www.rit.edu/parking/communitytemporary-parking-pass-application>. [Permits are not needed weekdays after 5:00 p.m. or on weekends in general or reserved areas.]
- A reminder to all: keep your front entry and walkway free of clutter in order to allow easy access for emergency personnel. Non-permanent, moveable, non-restrictive items should be the only items there.
- Magic Seal will be here Wednesday, July 26 (weather permitting) to hot crack seal the roads and cul-de-sacs.

### Community Member Comments/Questions

C.: We (#404) put in an island and extended beds and directed runoff from two downspouts to this area instead of rain water going to the swale. The willows that were planted help to absorb the water.

Q.: If the Town takes over our road, will they install sidewalks?

A.: No, just the maintenance of the roads and gutters.

Q.: It is going to be difficult to turn on to East River Road with the additional traffic from the two new developments. If the TOH takes over our road can they do as they want and make a cut through?

A.: The Town would still have to get approval to create any cut through. There is currently a plan for an access road to be installed behind Greenwood Cove that would connect to Linholm. If that happens, the maintenance of the road from building 1800 and behind Greenwood Cove would then be taken over by the TOH.

C.: The pond maintenance was overdone.

A.: Weeds, crown vetch and other aggressive vegetation was the target of directed spraying.

C.: Three-wheelers have been on the road at night either from Westminster or Linholm.

Q.: Should we be concerned about eminent domain for the riverside gazebo?

A.: RIT already owns the riverfront land that the gazebo is on. There is a formal agreement between RIT and RR that allows us use of the property. The agreement is that RR has the use of the gazebo as long as we maintain it and the property, not the trees. Should they ever remove our access to that area, we are to be offered a comparable replacement area.

Q.: With the recent rain, is there a concern for emergency evacuation?

A.: The Army Corp of Engineers is good about watching the water level and they have control of the Mt. Morris Dam. Our property is 3.5 feet above the flood plain.

Q.: Is flood insurance required?

A.: No, if interested in obtaining, Crofton can provide a broker's name to confirm what coverage is needed. In the Handbook, there is a section on Insurance for your reference.

C.: I'm nervous about puddling behind my house. Can I install a French drain myself to remove some water run off?

A.: Submit a variance along with a plan showing details to Crofton for the Board's review. The current gutters are four inches; they could be replaced with six inch gutters or add additional downspouts and/or baffles.

Q.: If the core asphalt samples are not good, will RR have to pay the TOH to take over the road?

A.: Yes, RR would need to bring the road up to town specifications. There is \$175,000 budgeted for road maintenance.

C.: Once the town takes over the road, it will no longer be considered private.

C.: The Emergency Preparedness Plan is useless. It's 80 pages with no tabs and would be difficult to locate the appropriate section in a hurry.

A.: The document is a reference guide only and residents should be familiar with the contents before a situation arises. In case of an emergency, call 911.

Meeting Adjourned: 5:33 p.m. L. McLaughlin moved to adjourn; J. Michels seconded. Approved, 5-0.

Next Board Meeting and Annual Meeting: September 12, 2023