RRHOA BOARD MEETING MINUTES
November 12, 2013
4:00 pm in the Riparian Lecture Hall

BOARD MEMBERS PRESENT: Howard Maslich, Linda McLaughlin, James Galvin, Wanda Fischer, Julian Thomas and James Manetta

COMMUNITY MEMBERS PRESENT: Julian and Shelly Brahman, Marilyn Carlson, Cy Kastner, Dan and Jeanne Collins, Bruce and Dot Doane, Jean Dwyer, Jane Engdahl, Karen Petras, Bill and Marty Schmitt, Fred and Natalie Weinstein. I apologize if we've missed anyone.

COMMUNITY MEMBER COMMENTS:

W.Schmitt mentioned that cottage 204 has flashing flapping on the end. J. Manetta will check it out.

K.Petras reported that Crofton did an excellent job repairing her garage door siding.

J.Collins noted that the parking on Fairwood by 702 was not staked and they would like to be sure it is plowed.

APPROVAL OF SEPTEMBER 10 ANNUAL MEETING MINUTES:

J. Thomas moved to approve, L. McLaughlin seconded. The motion was passed.

OLD BUSINESS: Committee Reports

Finance: Review of 2014 budget

Overall, the budget increased 7.4% based on income from 43 units. We should be able to put $21,000 into maintenance reserve.
Building repair increased to $5,000 this year based on the walk-around inspections
Electric (street lights), Hospitality, Corporate Taxes and Real Estate taxes remained the same
Insurance increased 11.25%, partly because of additional units and partly because of increased rates.
Management fees will go up approximately $800
Legal and Office expense estimates are based upon our history
Painting will now come out of the reserve account. We will get on a three-year cycle for painting.
Refuse increasing 11% because of additional homes
Snow plowing contract is for 24 plows (at 3 inches) plus two free plows. $30,000 is budgeted based on Rochester average of 32 plows and 45 salts per season.

J.Galvin will prepare a spread sheet documenting month by month progress.

W.Fischer moved to approve the budget, J. Thomas seconded. The budget was approved.

This year to date we are solvent on both expense accounts. We are tracking to be on budget for the year.

HOA Fee Review for Larger Units:

J.Galvin, H. Maslich, W. Schmitt and F. Weinstein met to discuss the question of whether larger units should be assessed larger HOA fees. It was decided not to make any changes to our fee structure for the following reasons:

The offering plan states that "the maintenance charges will be allocated equally to each unit..." A change would require a community vote and the expense of adding an addendum to the offering plan.
There is a consistency commitment made to buyers at time of purchase.
We would lose some sense of community.
Crofton does not manage any other communities with scaled rates.
Roofing and driveway costs are similar when peaks and valleys are considered.
A costly, in-depth study would have to be conducted to establish rates
The maintenance budget has a plan in place for all units.

Buildings and Grounds:

There is a meeting next week to review the issue of the diseased trees.
The driveway for the middle unit (unsold) in Building 1000 will not be plowed, The question was raised whether the snow that would normally be pushed into that area could be put in the road next to 1100. J. Manetta will notify the bank owning the house on that road that it will not be plowed.

The following variances have been approved: In all cases, the homeowner is responsible for all costs and maintenance of the improvement.

1802, Barsel, replace front bushes
1201, DeJong, plant two lilac bushes at side of house
402, Hayes, plant dwarf Colorado Spruce by back fence
601, Fischer, patio enclosure on south side of house
1603, Phelps, new border plantings

The following work orders were approved:

Damaged trees, Romig, B&G to review whether to trim or cut
Gutter cleaning, RTW Service, has begun, will be complete in the next few weeks.
Painting and Trim - Crofton, back doors have been primed. In the Spring of 2014, the back doors will be completed, the front doors painted and any remaining woodwork that may need painting.

Variance Process:

Homeowner submits form, including contractor's proposal, drawings, sketches, specifications or blueprints to Crofton
Crofton reviews for completeness and sends to the Board and to Buildings and Grounds.
The Board decides if Building and Grounds recommendation is needed.
Buildings and Grounds makes recommendation and returns to Board
Board votes
Request is returned to Crofton who notifies the homeowner.

Policy: Nothing to report at present

Hospitality and Communications:

We had a record turn-out for our Halloween Potluck.
Jan and Chuck Wellers closed on 1003 on November 11
According to Cindy Lowenguth, contracts have been signed on units 801, 803, and 804. Construction should begin in the Spring. Edna and Will Sayers expect to move into 701 mid January.

Social:

November/December Newsletter has been published.
Activities are increasing

Pizza and Game night has been reinstated for the winter.
There will be a December brunch, December 8. It will be here or off site, possibly at the Radison.
The Book Club now has 12 members.
Poker is meeting two nights a month.
Ladies needlework group is meeting once a month
There is a ladies walking group meeting twice a week
A group outing to see the movie the Book Thief is scheduled 11/30.

NEW BUSINESS;

Contracts coming due:

Auditor - will renew
Summer fertilizer - will be requesting quotes
Plowing - contract is good through 2014
All others don't expire until 2015

Meetings:

Board meetings are scheduled every other month on second Tuesday at 5:00 in the Riparian Lecture Hall unless otherwise notified. The annual meeting is at 5:30 in the Riparian Lecture Hall.

January 14 - Board
March 11 - Board

May 13 - Board
July 8 - Board
September 9 - Board and Annual Meeting
November 11 - Board

OPEN FORUM:

W.Schmitt asked what happens after the contracted 26 plows? We are charged per plow at price negotiated in the contract.

F.Weinstein asked if there are plans to put street lights across from1600 when those units are built. It should be shown in the master plan but H. Maslich will follow up. F. Weinstein also said that the painter mentioned that if we see snow accumulating in the bottom corners of the doorways, we should clear it out.

J.Engdahl asked if there is any plan for icicles. There is no known solution. People should notify Crofton if they think snow raking is needed.

L.McLaughlin asked about weatherstripping. It is the homeowner's responsibility. It was suggested that the Riparian maintenance people might be employed to repair it.

W.Schmitt asked how we are charged for salting. It is per trip.

K.Petras mentioned that each year the snow stakes get knocked down and then lawns get dug up by plows. Could she install reflector posts? Because the ground is so hard, J.Manetta will ask G. Rooming if there are any other options.

N.Weinstein asked that if reflectors are recommended, could we do a group purchase. The questions will be discussed in the upcoming meeting with G.Romig.

F.Weinstein asked how often lawn seeding and fertilizing is done. Seeding is done as needed. Fertilizing is done in late Spring or early Summer. J.Thomas will put general seeding on Buildings and Grounds agenda.

ADJOURN: 5:15 pm

J.Thomas moved we adjourn, L.McLaughlin seconded. The meeting was adjourned.