RRHOA BOARD MEETING MINUTES
July 9, 2013
5:00 pm in the Riparian Lecture Hall

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

COMMUNITY MEMBERS PRESENT: Dianne and Wayne Linscott, Deborah Barsel, Lois and George Quinn, Karen Petras, Dorothy and Bruce Doane, Natalie and Fred Weinstein

CALL TO ORDER: The meeting was called to order at 4:00 pm

COMMUNITY MEMBER COMMENTS:

Linda McLaughlin asked about follow up on submitted work orders. Specifically, when and how would homeowners be notified that the work was complete. J. Manetta said that they normally leave door hangers when the job is done. They have been very busy lately though. He will check to be sure the workers are following the procedure.

Debbie Barsel asked if she needed a variance to remove the bushes in her front border and replace them with flowers. The answer is yes, she should submit a request to Crofton detailing the work. Dianne Linscott wants to remove her bushes that are full of bees. J. Manetta will get someone to come spray them.

George Quinn reported that his mailbox problem was fixed quickly and that the worker from Crofton was very helpful and pleasant.

Dianne Linscott said she has a bathroom ceiling leak. A roof leak has been a long standing problem with that building. It was suggested that Dianne talk to P. Tobin and since the unit is beyond warranty, either call Crofton or have her own person repair the ceiling.

APPROVAL OF MAY 7. 2013 MEETING MINUTES: J. Galvin moved to approve, L. McLaughlin seconded. The motion was passed.

OLD BUSINESS:

Roadway Sealing: Two bids have been received; one from Northcoast Sealers and one from Manell Sealers. The bids included all roads, all driveways and the extra parking spots. Both said we need crack sealing and that is included in the bid price. Northcoast did our sealing approximately four years ago. The work will not include dips in drives or ponding issues at 1201 and 501/604. That work does not need to be done before sealing and is under investigation.

Street Lights: P. Tobin has said verbally that he is responsible for the paths. The HOA is responsible for the street lights. J. Manetta is waiting for a map. The meter is located on 604. The question is who pays for what. J. Manetta will find out and we should negotiate who pays electric, who pays maintenance and in what proportions.

Lawn Repair: J. Manetta has documented where more is needed. It was done once, but the problems weren't fixed. Some were repaired again this week. The cottage owners need to keep the spots watered. We will put out a note that the new seeding will need to be kept watered. The questions was asked if overseeding has been done here. The answer is no. There remains a question as to whether damage is snow plow caused or not.

Window stickers: Still needs to be done.

Waste Management: We will be charged our new rate July 1. We are staying with Waste Management because we did not find others at a lower rate. They have been able to remove the fuel assessment charge, which lowers our rate. The lower rate will allow the HOA to apply those funds to budget shortfalls.

Dryer Vent Cleaning Program: Two people from On-The-Spot came and looked at Galvins' and Weinstein's in order to make an estimate. They will submit a quote to Crofton based on volume. J. Manetta will talk to them to be sure they take the directly vented dryers into account.

Financial Report, May-June: The maintenance and repair charges were the result of work orders. In the future, Crofton will include copies of the work orders along with the financial reports. The Hospitality Communications charge was non reoccurring, for printing the Emergency Preparedness Plan materials. The change in cable/internet cost was the addition of two cottages for two months.

Reserve Studies: J. Manetta, J. Galvin and H. Maslich have prepared a template and just need to fill in the numbers. The study should be ready by fall.

Firearm Discharge: There have been some incidents. A few years ago a unit was hit. This summer shots were heard and deer blinds found in the woods on the north side of our campus. The Board sent a letter to the Sheriff, the DEC, and the Henrietta Town Supervisor. P. Tobin has had a reply from the DEC. He has met with the Sheriff's Office. J. Manetta has also talked to the Sheriff's Office. It was suggested that a copy of the letter also be sent to the Town Board. J. Thomas will do that.

Westminster Access Road: We have a letter from the Town Fire Marshall stating that we are not required to maintain the road on the northwest corner which backs up to a tree. Therefore, we don't need to plow it. Originally, it was to be an emergency exit. The house is currently unoccupied. A letter has been left in the mailbox informing them that they will either need to hire someone or we will charge for plowing. The letter is still

in the mailbox. The property looks abandoned. We were told a bank now owns the property and they do check it periodically.

Variances: Three have been approved by email: 701 is a request for privacy screening. Evidently, there will be a different buyer from the person originally requesting the variance. An awning has been requested for 302 and storm doors have been requested for 603. J. Thomas will forward a copy of the 701 variance request to Crofton. A motion was made to approve all three was made by W. Fischer, H. Maslich seconded. Motion passed. 703 has requested approval to plant a paperbark maple tree. There was some discussion of potential problems. W. Fischer moved to approve with a notation that the homeowner would be responsible for all future extra costs. H. Maslich seconded. The motion was passed.

Street Drains. These are the storm sewers. J. Manetta will investigate

September Board Meeting (Annual Meeting) There will be two board openings. They are for three-year terms. There are six normal meetings each year, plus an annual meeting and committee work. Positions are selected after the election. W. Fischer and S. Braiman will draft a communique to the community outlining the duties of Board members.

Insurance: H. Maslich passed out a definition of what is covered. Basically, it is everything in a basic unit (before upgrades) excluding appliances. H. Maslich will clarify whether it is original or replacement costs which are covered.

Bush hogging: A community member said it was appreciated but the question asked if Living Communities would come in and trim around standing items. Buildings and Grounds Committee advocates clean up of the debris and the question was asked as to how often it is done. There was disagreement as to whether it was twice or once a year. The job was not completed satisfactorily and corrections have been requested,

ADJOURN: L. McLaughlin moved to adjourn the meeting, J. Galvin Seconded. The meeting was adjourned at 5:06 p.m.