RIVERS RUN HOA BOARD MEETING
July 8, 2014, 5 p.m, in the Riparian Lecture Hall

CALL TO ORDER: 5:00 p.m.

PRESENT: H.Maslich, L.McLaughlin, J.Galvin, W.Fischer, J.Thomas, J. Manetta

COMMUNITY MEMBERS PRESENT: Brian and Margie Brent, Cy and Marilyn Carlson, Bruce and Dottie Doane, Joanette Edgar, Jane Engdahl, Julie Jackson, Dianne Linscott, Karen Petras, Francis Ratcliffe, Fred and Natalie Weinstein

APPROVAL OF MAY 6, 2014 MEETING MINUTES: L. McLaughlin moved the minutes be approved, J. Galvin seconded. The motion was passed.

COMMUNITY MEMBER COMMENTS:

J.Edgar mentioned confusion with her gas line being yellow tagged by RG&E. This usually means the code has been updated since the line was last inspected. There is no danger. P.Tobin is investigating and Joanette will have her furnace and the gas line checked.

COMMITTEE REPORTS:

Buildings and Grounds:

We are waiting for requests for proposals for landscaping and snow removal to come back from vendors. It was noted that minor repairs to the wood under the paint could be done by painter but that more extensive work should be requested via work order to Crofton.

We have the trees for replacement of dead or diseased trees. There will not be an exact replacement.

We are waiting to hear from the engineer on a road repair plan. At this time, it will be for maintenance issues to prolong the life of the road as long as possible rather than major work. We should have the report by the end of this week.

Finance:

Except for snow plowing, our current budget is fine. We are a little high on building repair, but most accounts are fine. Because of the severe winter, the snow budget has been almost entirely used. We still have November and December to pay this fall. The cost for 2013 for November and December was $6,714. We estimate this year's shortfall to be $6,500. Based on the cash account at this moment, we probably will need a $6,565 special assessment for this year. This would amount to a $152.57 one-

time payment (in addition to the previously mentioned $5.00 increase in the monthly payments) for each cottage in 2015. The special assessment will have to be voted upon at the annual meeting in September. L.McLaughlin moved it be put on the annual meeting agenda. J.Thomas seconded. The motion was approved.

Hospitality and Communications

An updated Cottage Directory was issued and a clarification of the Variance Policy and Procedure has been published for the Cottage Owners Handbook.

Policy:

Policy revised and updated the Variance Policy and Procedure. The proposal to put a Rental Policy in effect will be put up for vote at the Annual Meeting. The 10% limit was voted down at the 2012 Annual meeting because there was no wording included for exceptions being granted over the 10% limit. The new policy will include the 10% limit along with the ability of the Board to grant additional rentals on a case by case basis. We have no rentals as present. L.McLaughlin will send out a copy of what the changes to the Offering Plan and the Handbook will look like.

Social:

Social is continuing to publish the Newsletter. They relish input. They are always trying to make improvements. This month, they included a one-page listing of events at the end of the letter..

Social will need volunteers to help with the progressive dinner and with potlucks.

There was a request to put the newsletter on the rrho-talk list so that it would be our documented file. This will be difficult since it is sent to many who are not on rrho-talk. J.Galvin will look into it.

OLD BUSINESS:

Tree Replacement Bids: Crofton sent out requests for proposals to five bidders. One backed out. Three have been returned so far. All are missing little things so we need to go back to them. Fingerlakes noted things that also need care, like trees to close to the house. If we don't hear back from the remaining contract by Friday (7/11/14), we will make decision based on the three bids currently in hand.

Snow Plowing Bids: Five requests for proposals were sent out, including G. Romig. They are due back July 18. New proposals had inclusion of 2-3 feet being cleared around fire hydrants. We need to be sure the bidders understand they will need to include plowing for 1800, coordinate with Riparian plowing.

Landscaping, chemical application: Sent out five requests for proposals for 2015. They are due back July 18. We will extend the time if needed since this is a request for 2015.

J.Manetta will add Facilicare Landscaping, used by RIT, to the list. You may see people walking around doing inspections prior to making bids.

Streetlight Replacement by Boathouse: The new light pole should be shipped on the 15th.

Posted Signs: J. Manetta needs wording. L. McLaughlin will get back to him with desired wording for signs. We need to know the requirements for how many feet apart the signs should be posted. The budget for the signs is $150.

Summer Bush Hogging: Has been started due to need to clear for Building 1500. Whether the area behind Buildings 700, 600, 1000 and 1300 is to be done is under discussion. At a minimum, there will have to be a swath along the road cleared. An informal survey of those present revealed the majority favor leaving the center as is for wildlife and flowers.

Summer Painting: The painters are shooting for August. J. Manetta will have one of his people check the problems with wood rotting.

NEW BUSINESS:

It was noted that Living Communities reseeded the area by Building 1200.

Variance Approvals: J.Thomas moved the following variance requests be approved. H. Maslich seconded. The motion was passed.

302 - Create a stone area 2' x 7.5' with blue stone (not permanent) next to patio, remove one shrub
503 - Replace screen meshing on three small windows in front of unit
503 - Plant two Rose of Sharon bushes in front of unit
701 - Install outside stove vent through the siding
1001 - Plant two purple clematis in back of unit
1001 - Install patio awning similar to 1003
1101 - Remove dead Red Bud tree, replace with Smoke tree

Annual Meeting:

J.Thomas announced he will not be running for the Board in the upcoming election. There will be two positions to be voted upon.

Agenda items -

Voting for two Board positions
Rental Policy
Special Assessment
2015 Proposed Budget
Report on Awarded Contracts
Engineering Review

Accomplishment Summary
Manager's Report

Crofton will send out notice 30 days prior to meeting including proxy forms. Two-thirds of cottage owners are needed to pass proposals. One vote per cottage. We need to check to see if Executor can vote for 603.

There was a recent fire hydrant inspection. Two minor repairs were noted. The County will take care of them.

COMMUNITY COMMENTS:

F.Weinstein - work order for back door calking has been called in.

B.Brent - There is a posted sign by boathouse. Could check for wording.

D.Linscott - Asked for electrician recommendations which she needs for insurance claim. Three were given to her. She also has a bush putting it's roots under her foundation. J.Manetta will check it.

J.Edgar - The mulch is getting up onto the siding and air conditioning slab. Others have noticed buried gutters. Several agreed the mulch is getting too deep.

J.Engdahl - Pointed out we have to have the mulch to enrich our clay soil.

C.Kastner - Has anyone contacted DelMonte regarding hunting season? When the power line situation is resolved, there may be a new owner. We should ask P.Tobin to send a letter. Cy will draft the letter, send it to Howard who will forward it to Pat.

H. Maslich will find out who owns the fence between us and the DelMonte property.

P.Tobin comments reported by J.Thomas - Building 15 is on target for November completion. Work should start in another week or so. Buildings 100, 800, 900 and 1700 remain to be built. The order will depend on purchaser's preference. We don't know at this point if they will be three- or four-unit buildings. Depends on market. Project completion is projected within three years at around 60 units. There has been a price increase of about 10%. Resale market looks good. Building 1000 is scheduled for two more trees in the front and the privacy fences have been ordered. The lawn and foundation planting will be done in the fall.

J.Jackson - Loose dog looked like it would attack her while she was walking recently. She thinks it was from the housing next door. The town also has a leash law. The only thing that could be done would be to call the police.

MEETING ADJOURNED: 6:20 p.m. L.McLaughlin moved to adjourn, J.Galvin seconded. The motion was passed.