Rivers Run HOA Board Meeting
March 11, 2014, at the Riparian Lecture Hall

Meeting called to order at 5:00 pm

Attending
RR Board: Howard Maslich, Linda McLaughlin, James Galvin, Wanda Fischer, Julian Thomas
Management Company: James Manetta
Guest Speaker: Gary Romig
Community Members Present: Julian Braiman, Karen Petras, Marilyn Kastner, Bill and Marty Schmitt, Fred and Natalie Weinstein, Francis Ratcliffe, Jane Engdahl, Rod and Barbara Alconero, Bruce and Dorothy Doane, Jeannie Collins and Mary Jane Thomas

Gary Romig – President and CEO, G.J. Romig Property Management, Inc RE: RR 2014 Landscaping.

Gary discussed the 2014 ground maintenance for Rivers Run and the proposed schedule for the larger maintenance projects. The community was then encouraged to ask questions.

Q: Will the snow plowing damage to the lawn be repaired and seeded before the first mowing?
A: Yes! All snow plowing damage will be repaired prior to the spring clean up and the first mowing.

Q: Can the damage from the snow plowing be prevented? In addition to the lawn there are gouges in the driveway from the plowing.
A: While Romig tries to minimize the damage to the lawn they can't guarantee that it won't happen. As for the driveway Gary will take a look at the damage to see what happen and if it was actually plow damage. Additionally, Gary explained that the snow plow damage is the company's responsibility to repair and they will as soon as weather permits.

Q: Would plastic or fiber glass stakes work better then the wood ones?
A: Yes! However, because of expense Romig does not provide them. He has been working with RR Board to evaluate the cost and procure at cost 500-800 stakes that would be needed to stake out the community. Gary indicated that one of the down sides to these stakes is they get stolen by passerby because they are in demand. Comment from Julian Thomas: He has put a few fiber glass stakes in by his unit and because of the type of soil RR has he had to use a star drill to dig a hole to insert the stake.

Q: Damage to driveway (gouging) appears to be done by runners on the plow blade. Do Romig's plows have them?
A: No! Gary indicated he will look at the driveway, he has no idea what could be causing it other them potentially a high spot or ridge in the driveway.

Q: Will aeration of the lawn help with the growth?

A: Yes! He was asked the same question by the board and while Romig doesn't do the work he estimates it would cost $4,000 - $7,000 to do the property. Downside: Hitting TWC lines, water and gas pipelines, etc. He recommends 2 more applications of fertilizer instead.

Q: Unit 1301 has ruts in their back yard, can Romig correct?
A: Crofton will address issue

Q: Would split seeding help the lawn?
A: Yes! With additional fertilizations and split seeding combined it would work better then aeration and be more cost effective.

Q: For special request in trimming, pruning, etc. does Romig want us to put up signs?
A: No! The landscaping forms that each homeowner filled out should be enough. Romig will be making 3 copies of the forms and placing them in each of the workers vehicles for their use while on site so they will know what to do for each individual unit.

Proposed 2014 Ground Maintenance Schedule

NOTE: Dates are approximate and always weather driven.

April 1 - April 30:
- Spring Cleanup
- 1st Pruning event (as needed)
- Bed Edging
- Mulch Application

May 1:
- Weekly mowing and bed maintenance trips begin

Unknown
Mar 5, 2:23 PM
Added: Image

June 15 - July 15:
- 2nd Pruning event (as needed)

September 15 - October 15:
- 3rd Pruning event (as needed)

November 1:
- Weekly mowing and bed maintenance trips end
- Fall Cleanup and 4th Pruning event (as needed)

NOTE: Fall pruning is minimal and usually encompasses Fall flowering shrubs

Thanksgiving:
- Season ends / snow stakes installed

COMMUNITY OPEN FORUM

Q: There appears to be damage to driveways due to the colder then normal weather. Ends of driveways crumbling, heaving, cracking, etc. Units 1801, 1802, and 1102 were discussed
Unit 1803 has a sidewalk has heaved due to weather as well.
A: Crofton will take a look at them and get maintenance done where required.
Building and Grounds committee will be doing a walk around to record the snow plowing damage and Romig will review as well.
Q: Is there a substitute for salt on the roadway which would be more economical?
A: Not really

Wanda Fischer presented a motion to approve the January RR HOA Board meeting minutes and Julian Thomas seconded the motion, minutes were approved by the whole board.

OLD BUSINESS

Finance:

Snow Plowing budget to date is over by an estimated $3,500 due to a harsher then normal winter season. Jim Manetta indicated that the only way to save would be to cut back on salting the roads ($300 per trip) and that the board decided because of the age of the community and for safety wanted to keep the road clear and decided to be moderately aggressive with the salt.

Jim Galvin discussed that offer made to the board to renew the current snow plowing contract for 2014-2015 season without going out for bid. The decision was made to go into negations with Romig because of an incentive for 3 plowing trips and 3 salting trips at no charge (roughly a $2000 savings) and that we have had good service with Romig unlike past companies.

Building and Grounds (B&G):

Julian Thomas indicated that the B&G committee will be doing a walk around to review snow plowing damage and any other damaged caused by the harsher then normal winter. Julian reinforced a comment that Gary Romig made that homeowners who will be providing their own mulch must make sure that it is the same color as what Romig is using. He suggests going to one of the supplies that Romig's wholesaler sells to for the match. Comment: GJ Romig buys their mulch from Beck's in Canandaigua; it is a high grade red hardwood bark mulch.

Policy:

No new policies being considered, however it was request that a few items in the existing homeowner vs. association maintenance matrix might need to be revised. It is being reviewed for need to make revision.

Social:

Jim Galvin discussed the Pi-Pie social being held on March 14 and other events that have been scheduled. He also put a call for volunteers out to the community. The Social Committee needs people to help organize and plan various upcoming events.

Welcome & Communications:

The committee has welcomed the Wellers to the community (Unit 1003).

Unit 701 has closed, however the new homeowners (The Sayers) are not expect to move in until summer.

NEW BUSINESS

A motion was presented to approve the draft 2013 RR Homeowners Association Financial Audit. The motion was seconded by Howard Maslich.

Vote: 4 approved
1 abstained

Jim Manetta from Crofton indicated that the driveway heaving by building 2 is being addressed. He has taken photos and feels that it is due to the ground movement due to freezing, thawing, etc. He has also contacted Pat Tobin about this issue. Jim has taken photos of the area and will pursue the repair when weather permits.

Linda McLaughlin asked if the RFP has been sent out for the painting maintenance to be done in spring of 2014. Jim Manetta at Crofton indicated he has not seen a final approved copy of the work specification from the board. He is still waiting on the Painting Maintenance Spec's and the Fertilization Spec's and the Landscaping Spec's. Howard Maslich asked if Linda McLaughlin would send the board a copy of these spec's,

COMMUNITY OPEN FORUM (Post meeting)

Q: With respect to building 200's road heaving, this issue was on the punch list put together with Pat Tobin at the time of the change over of the board structure. Should he be paying for this repair?
A: Jim Manetta from Crofton indicated No, because he believes it is due to natural causes. However Jim was willing to get Pat involved. He has already E-Mailed Pat the photos of the current problem. Jim will continue working on this as soon as weather permits.

Q: When a cottage closes is that when the HOA fee starts to be collected?
A: No, the HOA Fee is collected as soon as the cottage's siding and roof are completed

Q: Will all the community members get to see the RFP Spec's?
A: Yes, upon request. If a community member wants to see a specific RFP Spec's they need to contact Crofton who will send them a copy.

Motions was made to adjourn the RR HOA Board meeting by Howard Maslich and seconded by Jim Galvin, all board members voted agreement.

Meeting Adjourned 6:30 pm