HOA Board Meeting, October 23, 2011

Present: Pat Tobin, Julian Thomas, Linda McLaughlin, Wanda Fischer, Howard Maslich and several community members

President Called Meeting to Order at 5:30pm

The President announced a new approach. Anyone from the community will have a chance to speak briefly at the first part of the meeting.

Community member discussion

Expectations of the snow plower will be clarified with Kenrick. The issue of snow around the fire hydrant has been addressed with Romig and shouldn't be a problem again. The question was then asked if we have flags to identify hydrants. It is not a requirement that we have them so they haven't been used. We can put them on if the HOA wants. Rivers Run also has been clearing out the fire hydrants. It was thought that flags may be worth doing. We should get quotes.

It was mentioned that the stakes snow plowers put in last year were done so late in the year they didn't get into the ground very well and the plower went over the top of them and dug up the yard. The question was; Is there an option to paint them or have them put in earlier. The Board will discuss with Romig.

Fred Weinstein asked to discuss the bus costs for cottages. Pat Tobin has copies of all the emails. He has talked to Susan Bussey. They think it is a nominal cost and is not outside what was promised. There followed a lively discussion of many of the same points which have been raised in the numerous emails. Natalie Weinstein commented that now they were expressing in person for those homeowners who have written and who were not present.

Pat got all these emails in one day and needs some time to process them. It was also mentioned that residents in the Riparian are displeased. We do understand that if the bus is filled up, the cottages won't go. Pat told us they are evaluating a new car. They are keeping a log. Had said there would be a fee but the last thing he wants is a divided community.

President declared the comment period over.

Pat Tobin moved to accept minutes as previously circulated. Howard Maslich seconded

Discussion of things to do.

We need a PO Box. They are $47 in Henrietta, UPS $140. The LLC lawyer has said the HOA could not use 50 Fairwood as our address. She suggested using one of the board member's address. We think that that is not good because Board members

change. It was asked if could we put up mail box here. And it was pointed out that we should check rates at the W Henrietta Rd, on Erie Station, post office. The fact that RIT has two post offices on campus was also mentioned. Fred will check and see if they are just for students. RIT might not be as convenient. Global village was also suggested. We agreed that the nicest would be to have mail box here.

D&O Insurance (Directors and Officers). Julian signed the application and gave it back to Howard who will mail it. Howard will check to see if the Board has General Liability Insurance. The estimate is $900 per year, the lowest premium for five directors.

A question was raised as to whether the treasurer has to be bonded? He doesn't collect money. His will be the signature on accounts. Checks over $500 require two officers.

Legal representation options: Julian reported that Ron Schubert from Phillips, Lytle was recommended by Rochester HOA Network and a lawyer from Woods Oviatt and Gilman,LLP. It was agreed that we should interview lawyer and staff. Julian will contact and talk to them briefly. We want to check to see if a management company representative is required at Board meetings. The question was raised about legal counsel at meetings. The Board feels they will pretty much have sense of need for legal. Decisions can be made pending counsel. Julian will take on contacting legal firms.

Treasurer Report - Howard.
The committee is meeting to prepare 2012 budget. The committee is Jack Engdahl, Dan Collins, Chris Akin, Pat and Jan Nast.

Meeting with Kenrick. We mentioned we wanted more responsiveness. They said it would be too costly to have someone walk around once a month. Their walk around is looking for major problems. A typical development has four inspection walk arounds per year. The Building and Grounds Committee should do our own inspections more frequently. Julian is looking for volunteers for the committee. Xiuli Jackson and Cy Kastner volunteered. If you see stuff, tell Julian. A copy of the Kenrick work order log has been requested already. Hopefully, this would show if there really are problems with their system.

Howard reiterated to Kenrick that we were not completely satisfied. They will give us a one-year contract to evaluate their performance. Julian will have more to report after the upcoming Rochester HOA Network meeting. He will ask for input from other HOAs. There are two HOA networks in this area, one Rochester and one Western NY. We will look into joining those groups and what costs are involved.

Howard reported that Kenrick has 40 HOA s which they manage. We are the only one with 2" snow plowing contract. He is waiting for quote on 3". It should be significant savings. Pat said he went with 2" to be the best provider. Questions were raised about whether the Riparian and HOA have separate contracts and if other Kenrick HOAs have

seniors. We have separate plowing contracts but with the same person. Other Kenrick HOAs have mixed populations.

On snowplowing, we want it completely done earlier than last year. People who have to get out early for work should be identified. The current snowplow contract is good until Spring. We will have to review lawn mowing. It would be logical to have Romig (snowplower) bid on lawn mowing also. It was mentioned that any community member should submit names. The contractor has to have to have liability and workers comp. The contracts are awarded through a sealed bid process.

Auditor - Mike Boychuck was recommended by Kenrick. Howard is waiting to hear back from him. The question was asked as to how often audits are conducted. There is an annual audit requirement which must be submitted to the Attorney General along with our budget. There are actually two budgets. One appears in the offering and is hypothetical based on full occupancy. The other is our working budget which is based on actuals.

In the past, the LLC has paid for budget shortfalls. With the turn over to the HOA, Pat became a member of the HOA and will pay fees on standing units. This is why we are looking at economy. Reserve allocations also could be affected. They were created five years ago and we need to revisit them in terms of current costs. The rough numbers are not that bad at this point, but a small increase in fees is possible. Pat mentioned that when the budget and audits go to Attorney General, they require that a third party certifies that they looked at the numbers and they are OK. Then the AG reviews and stamps or comes back with questions.

Policy Committee

Linda needs more direction to hone in what is included. What do we want to put into this kind of document. Right now we have two documents concerning policies; the Declaration of Policies, Covenants and Restrictions and there are overlapping things in the by laws. Covenants are harder to change. We can change by laws as we see fit. In addition, we need policies for the Board, such as Fred's example of a code of conduct. Linda will look at codes of conduct for Board and for homeowners. It was thought we should not spell out exactly how violations should be handled due to consideration for individual circumstances. It was requested that we keep specific restrictions to a minimum. It was also suggested that the committee pull together a "flyer" of guidelines for residents and prospective buyers.

A list clarifying when you should call Kenrick was also requested.

There was no other business

The next meeting for November 8 is at 5:30. A representative from Kenrick will be here.

Pat moved to adjourn the meeting and the President adjourned the meeting at 6:46. Vice President Seconded.