

RR HOA Meeting Minutes
Tuesday, November 19, 2024
Greenwood Cove Lecture Hall

Meeting Call to Order: 3:00 p.m.

Board members present: G. Robbins, M.J. Thomas, J. Michels, C. Lee and E. O'Connell with Crofton Purdue

Community members present: R. Biedenbach, M. Carlson, B. Lindholm, A. Drenk. J. and C. Galvin, K. Reed, A. Dwyer, M. Schmitt, J. Birk, M. Mayernik, L. Lee, M. and T. Denker

Recognition of Linda McLaughlin and Wanda Fischer's Contributions – M.J. Thomas

The community of Rivers Run was started in 2006. Wanda Fischer was among the first people to live here in December of 2006. Linda McLaughlin followed in February of 2008. When the HOA as we know it was formed in 2011, both Linda and Wanda were on the RR HOA Board.

Wanda was the secretary until 2019. She also was the chair of the hospitality committee for a number of years. The committee at that time welcomed newcomers as well as planned potluck and progressive dinners and other events. Wanda was responsible for the community handbook - we all have one.

Linda became president of the board in 2017 after being vice-president. She continued in that role until 2024. She spent hours of time overseeing the day-to-day workings of RR as well as advocating for the community such as with RIT, etc.

Both Wanda and Linda are to be commended for their dedication and work. They both are and will be remembered for their concern and caring for the community as a whole but also for us, the residents here.

Unfortunately, and sadly, Linda passed away on October 10, 2024 and Wanda on October 13, 2024. They are and will be missed.

Approval of September 14, 2024 RR HOA Board Meeting Minutes: C. Lee moved to approve; M.J. Thomas seconded. The motion was passed 4-0.

G. Robbins:

Before the meeting was called to order, the Board met and discussed the open President position. I was nominated for that position and was approved 4-0.

There is currently an open position on the Board and we are asking anyone interested in completing Linda's term, which is up in September, 2025, to send a brief bio to the board detailing the experience and expertise that they would bring to the group by December 1.

The Financial Crimes Enforcement Network (FinCen), part of the Treasury Department, is requiring information from any individual on a board that controls a group's finances. In order to hold a position on the board effective January 1, 2025, information and documentation are required to be submitted to FinCen in order to comply with the new Corporate Transparency Act requirement. For additional information, please contact a board member.

Variations from September 13 to present – G. Robbins

- 304 – replace two windows and screen door. Approved 5-0.
- 1502 – remove/replace rear shrubs and flowers. Approved 5-0.
- 1603 – update landscaping and foundation beds. Approved 5-0. (Cancelled request.)

No contract(s) awarded between September 10 thru November 19, 2024 – G. Robbins

Committee Reports:

- Hospitality – MJ Thomas:
 - Welcomed new members – #1703 Brendan and Christina McDonald
- Policy – MJ Thomas: No report.
- Electronic Communications – C. Lee: The group will be working on a new section of RR Cottages website to store all HOA documents.
- Social – G. Robbins: Reminder for December events - Peters Open House on the 7th from 2-4; dinner at Agatina's Restaurant, Christmas caroling on the 23rd and contributions for a holiday gift to the Henrietta Ambulance crew to show appreciation for all they do for our community. More details to follow in the December newsletter.

Group Reports:

- Book Club: The group will be discussing *Homegoing* by Yaa Gyasi (a novel of breathtaking sweep and emotional power that traces three hundred years in Ghana) on December 16th and would like to welcome new members. If interested, contact Jim Galvin.
- Chat and Craft: Going well and looking for additional participants.
- Dinner and/or Brunch Outings: December's outing will be to Agatina's Restaurant. In 2025, dinner outings will transition to brunch in the hope that more individuals will participate.
- Ladies Lunch: Friday, November 22 (1:00) at Tony D's and Philip's European on December 20 at 12:30. Please RSVP to Claire Gnazzo.
- Landscaping: They meet regularly and discuss education programs going forward as they have been well received and how to assist the board to form scopes of work
- Lawn Games – Haven't had much participation this year, but will resume in Spring.
- Men's Breakfast – Held on the 2nd and 4th Wednesdays of each month. No reservations needed, just arrive at Peppermints at 8:30.
- Newsletter: Barb is doing a great job!

Financial Report

J. Michels: 2024 Year to date (January – October) report:

At the end of October 2024, the HOA maintains a cash balance of \$74,814.08 in the Operating Account after the monthly reserve payment and all disbursements were made. The Maintenance Reserve account contains \$305,146.85 in CDs and a cash balance of \$55,146.85.

October 2024 disbursements from the Operating Account amounted to \$23,335.02 and we were \$7,830.09 over budget for October. Funds in the amount of \$7,410.69 were transferred from the Maintenance Reserve to the Operating account for the street light post painting as this was not a budgeted operating expense.

The 2024 year-to-date (YTD) budget shows Operating Expenses to be \$35,469.72 under budget while the Maintenance Reserve year-to-date expenses total \$34,289.44 for siding, chimney, and road asphalt repairs. This amount does not include a forthcoming bill in the amount of \$13,608 for the road seal coating.

The Town of Henrietta has provided River Run with a cost \$103,126 to bring our main road to Town standards for dedication acceptance. This amount is subject to the agreement by both the Hill and the Greenwood Cove in the amounts of \$34,437 and \$10,797, respectively.

The Finance Committee, currently consisting of Jim Galvin and Jim Michels, is planning to meet in the near future to review the Maintenance Reserve account. One of several topics under consideration will include how Rivers Run will cover the anticipated main road repair costs without withdrawal of a CD.

Old Business

- Magic Seal – the road sealing is complete. Thanks to all for your cooperation. The south road receives no sun which lengthens the drying time.
- Brush hogging of the ponds will be completed this fall.

New Business

- Crofton is trying to locate contractors for gutter cleaning with the work to be completed in late November or early December.

Community Update

- A big thank you to all who volunteer to keep our community vibrant.
- If you would like to serve on any committee, please reach out to any committee chairperson or board member.
- Parking in the roads for 5-10 minutes to deliver a package is okay; however, parking for a longer time period or overnight is not acceptable. Please use your driveway, garage or available parking spaces. There is also additional space behind Greenwood Cove. It is very important to allow access for emergency vehicles and snow plowing. This applies to the cul-de-sacs also.

Community Member Comments/Questions

Q.: The Town must take over the entire road of portions belong to RR, Greenwood Cove and The Hill?

A.: Yes, it's all or nothing.

C.: Reminder to slow down when driving as many individuals are speeding through the community. If RIT crew member, Coach Carol will handle upon notification.

C.: The light poles look good. Now the mailboxes need attention.

C.: Romig is dumping lawn material across from the #800 building.

R.: Crofton will contact them to ensure it is pushed back and spread out.

C.: There are two Spectrum cable boxes that are not shut properly behind building #1700.

R.: If any future issues with these boxes, please send photo(s) to rrbd@googlegroups.com.

C.: If any resident would like to get a group together, put a notice out on RRHO-Talk. This can be for a new group or a one-time event (euchre, walking, etc.). This is how several of our groups formed.

C.: Dryer vent cleaning starts Friday.

C.: Many fireplace cleaning companies will only clean/maintain brands that they sell. All companies that have been contacted would like interested homeowners to contact them directly to schedule their appointment. Available dates range from early/mid-December. A list of contractors will be sent to the group this weekend and each homeowner will be able to schedule their own appointment with the contractor and date that best works for them. Going forward, an email will be sent to the community annually in late summer with a reminder to set up their own appointment, if desired.

C.: When the next finance committee meeting is scheduled, an email will be sent to the community to allow interested parties to participate.

Meeting Adjourned: 4:50 p.m. C. Lee moved to adjourn; M.J. Thomas seconded. Approved, 4-0.

Next Board Meeting: January 14, 2025