Rivers Run Homeowners Association Third Annual Meeting
September 10, 2013
Riparian Lecture Hall

Call to Order: 5:30 pm

Board Members Present: J.Thomas, L.McLaughlin, H.Maslich, W.Fischer, J.Manetta.
Absent: J. Galvin
80% of homeowners present

Welcome: J. Thomas - Board members were introduced

Association Insurance: Bonnie Gianta of First Niagara Risk Management outlined the HOA insurance coverage and gave a detailed handout. The major points were:

There is blanket building coverage based on full replacement value. This includes exterior and interior structure at time of original purchase. There is a $1,000 deductible. Improvements and alterations since the original purchase are not covered by the master plan and homeowners should arrange to have their own insurance coverage of these items. The master policy does not cover personal property or legal responsibility.

Rivers Run update: P. Tobin was unable to be present. J. Thomas presented his comments.

Mowing and weed whacking around buildings is underway.
Cottage sales: Bents are in 1001 today, Wellers will be in 1003 mid October
There is a contract on 804 which will be a four-unit building, single car garages.
Another sale is needed to begin construction.
Department of Conservation has decided to let the ash trees die naturally.
The house in the northwest corner is unoccupied. It is in a bad state of repair.
It is in foreclosure. The bank is maintaining it. We are watching the situation.
The Riparian is at 70% occupancy. We hope to be at 80% by year end.
The furnace room vent work has been completed.
J.Manetta is working on the drainage problem between Buildings 500 and 600.
The patch at 1200 is finished.
P.Tobin plans to begin fireside chats again every three months.
Please stay off the construction site. Contact P. Tobin, J. Thomas, or the builder.
Do not contact the subcontractors.
There is no new information on hunting in the wetlands.

Introduction of new homeowners: J. Thomas

Shirley and David Hoag, 403, October, 2012
Marty and Bill Schmitt, 1601, October, 2012

Dorothy and Bruce Doane, 302, October 2012
Shelby and Tom DeJong, 1201, November 2012
Lois Goodman, 1402, December 2012
Kathy Hayes and Howard Greenwald, 402, December 2012
Bob Nolan, 1302, April, 2013
Maggie Robbins, 603, May, 2013
Dianne and Wayne Lindscott, 201, May, 2013
Margie and Brian Brent, 1001, September 2013

Proof of Notice of Meeting: J. Manetta showed the various documents which notified homeowners of this meeting.

Approval of the 2012 Annual Meeting Minutes: J. Thomas moved we dispense with reading and that they be approved. The motion was carried.

Voting for two Board Positions: There were no additional nominations from the floor. The two incumbents, Linda McLaughlin and Wanda Fischer, were re-elected by unanimous show of hands.

Review of Finances: H. Maslich reported the finances are in good shape. The budget is in balance for the present and is well positioned for the future. As of August, expenditures are on budget and expected to remain so for the rest of the year. Cash on hand will cover bills as they come due. The study of the maintenance reserve has been completed and will make us solvent through 2034. It was also discussed that a $5.00 per month per year raise in the HOA fee will be needed in order to maintain the operating budget and the reserve fund.

J.Manetta requested people to please file an emergency contact with Crofton if they haven't already done so and be sure they have your email address.

A copy of the Reserve Study was handed out at the door. Currently, there are 40 occupied residences. We will spend $19,543 out of the reserve this year. The assumptions for the calculations were: a projected rate of building, a projected fee raise of $5 per month per cottage per year, an assumed 2.5% rate of inflation and a maximum of 58 units by 2019.

President's Comments:

J.Thomas emphasized the importance of a good reserve fund plan to avoid special assessments. At some point, there may be discussion of slightly higher assessments for larger units due to their larger roofs and siding.

Sealing: The lot behind the Riparian was sealed yesterday. The front will be done tonight and tomorrow. The Board has voted to go ahead with painting and sealing of drives and roadway. Painting will be scheduled unit by unit. The painter has done an inspection to determine needs. Generally, anyone who has been in their unit two to

three years will get painted. The painting will be done after the sealing. Please leave your storm doors unlocked so the door trim can be painted.

Sandy Lisk from Crofton will send out a map and schedule of the road and driveway sealing. It will be done in two days, September 18 and 20, with 21 as rain date. The north half will be done one day and the south the other day. They will meet in the middle by the boat house. The sealing can be walked on in a couple of hours but must wait overnight before driving on it.

Open Forum:

K.Petras questioned mail and newspaper delivery during sealing. The post office will most likely hold mail and paper delivery will be up to the carrier.

K.Petras questioned the status of the dryer vent cleaning. We have pricing of $100 for single vent (direct) and $150 for attic vent. J. Manetta will find out how we go about scheduling cleaning. It was suggested that furnace cleaning programs might take on the vent cleaning. It was also stated that people can't be forced to do it but it is strongly encouraged for fire prevention. It is recommended that the vents be cleaned every two to three years depending on usage.

K.Hayes asked when bush pruning is scheduled. The answer is soon. J. Manetta will look at weed situation at next inspection and will check on tree at 404. The weeds around the ponds are Living Communities responsibility.

L.McLaughlin mentioned that anyone interesting in joining Buildings and Grounds should email J. Thomas, even if you're already on the committee.

Thanks:

G.Quinn thanked G.Phelps for delivering his copy of the newsletter.
J.Thomas thanked S. Braiman for organizing the NINA network which has been very helpful.

Meeting Adjourned at 6:58