RRHOA BOARD MEETING MINUTES
May 7, 2013
5:00 p.m. in the Riparian Lecture Hall

BOARD MEMBERS PRESENT: Julian Thomas, Linda McLaughlin, Howard Maslich, James Manetta, Wanda Fischer, James Galvin

COMMUNITY MEMBERS PRESENT: Jane Engdahl, Karen Petras, George and Lois Quinn, William Schmitt, Frederick and Natalie Weinstein

CALL TO ORDER: The meeting was called to order at 4:59 p.m.

COTTAGE MEMBER COMMENTS: There were none at this time.

APPROVAL OF MINUTES: L. McLaughlin moved to approve March meeting minutes as previously distributed. H. Maslich seconded. The minutes were approved.

COMMITTEE REPORTS:

Finance - There are no issues. The budget is balanced. The reserve study will be completed after J. Manetta returns from vacation.

Buildings and Grounds - We are currently under budget but that will change with summer grounds maintenance charges. The walk around with J. Thomas and J. Manetta has been completed. Snowplow damage repairs have begun. New items have been added to the original work list. J. Manetta will follow up on the uncompleted work.

The question of road gutter cleaning was raised. The boat house drains are full of debris. They should be cleaned regularly. J. Manetta will check with RIT to identify which basins are ours. He also will have the drains checked next spring to see if cleaning is necessary at that time.

The issue of the poor quality of the land on the north side was discussed. We need to identify the areas of "landfill" (rocks buried during construction) and develop a plan to remedy the situation. Community members also identified crabgrass problems, some areas which were not edged properly or at all, and some unhealthy looking trees. J. Manetta and J. Thomas will do a walk around checking landscaping problems when J. Manetta returns from vacation.

There was a discussion of at what point exterior problems of unsold-but-built units become HOA responsibility. This has been handled on a case by case basis. P. Tobin pays HOA fees on the units. He provides a one-year guarantee to the buyer on the interior and construction issues. If the exterior is completed, issues are probably HOA responsibility.

Road Sealing - The question is precisely where do we stop sealing near Building 1800 and at Fairwood exit. We need to determine exact location to get bids. We also need to consider if we want to do sealing while trucks are still coming in for the new construction. Road sealing should be done every five years. Driveways should be done more often. J. Manetta will get two bids for pricing and to determine whether we need it now or not. The quotes will include roads and driveways. Every driveway will be inspected.

The question of when the drain tile work at Building 1100 will be finished. This work was originally done by the developer and J. Manetta and J. Thomas will check on the status of finishing the work.

Hospitality and Communications - Bob Nolan, 1302, and Maggie Robbins, 603, have moved in. C. Lowenguth reports that 1001 is sold and 1003 has gone to contract. The sales of 701 and 201 sales are still in progress.

There is a potluck on May 17. Plan to attend if you can.

Social - The 4th newsletter has been published. There is a full schedule of events planned for May. They are still holding to a plan of a couple of major events each month. The Men's Night is being continued. A baseball game for everyone is coming.

OLD BUSINESS:

Waste management company research - J. Manetta has researched several companies. He has found Lilac Disposal who has a simple, affordable program. They will provide 65-gallon tote and recycle bin for $12.50/month for each home, with no hidden charges. (Waste Management total HOA charge averages over $200 per month more than Lilac would charge, plus they include a variable fuel charge.) Lilac will pick up outside our garage doors. They will do large item pick-up upon request. J. Manetta will check to see if there are any restrictions. Also, they do not require an extended contract. J. Manetta will see if we can get a one-year commitment on price. We need to give Waste Management a 90-day termination notice but J. Manetta will see if he can negotiate a shorter period.

J.Galvin made a motion to proceed with the process to change to Lilac. L.McLaughlin seconded. The motion was passed.

Dryer Vent Program - An indoor air professional came to Galvins and Weinsteins to evaluate the costs of vent and fan cleaning. His quote was $80 per unit plus tax, to be paid by the homeowner. They will pull the dryers out and clean the dryer, vent and fan. They will need to do three units per trip, minimum. J. Manetta will check to see if the price is the same for those units which vent directly to the outside.

The price being offered is contingent on three or more homes being done in one day. Therefore, It is planned that there be two periods in which people can make their appointments. Those would be June 10 through 14 and July 15 through 19. It a unit owner calls and wants a different time period other than within these two weeks and there aren't three or more units which can be scheduled for the requested date, the price would be double. Crofton will be coordinating all appointments. W.Fischer will send out a notice informing people of the program and procedure.

Other association homeowner maintenance requirements - Many associations recommend dryer vent cleaning and furnace and fireplace maintenance but they do not require it. One association has chimneys and cleaning is required once a year at homeowner expense.

NEW BUSINESS:

Emergency Road Exit - This is the small road west of Building 1100. The question arose because of snowplowing. We had been told it needed to remain clear for emergency use. However, the end toward Westminister is blocked by trees and debris. J. Manetta talked to the Henrietta Fire Marshall and he has no problem with us not plowing or maintaining the road. J. Manetta will contact the people in the house on the street and tell them we will not be maintaining the road. It may be that we could work out some arrangement for them to hire us to do the plowing.

RIT Boat House Parking - The question of cars double lining west side of Rivers Run at certain events was discussed. It was decided that the occurrence is rare and need not be addressed at this time.

Variance for 702 - The request is to plant a dwarf blue spruce at the corner of the back yard patio. The homeowner understands she will be responsible for maintenance. W. Fischer moved to approve. H. Maslich seconded. The variance was approved.

The question came up as to whether a variance is required for storm doors. Technically, yes. We will send out a variance requirement reminder with the town meeting notice in September.

ADJOURN: L. McLaughlin moved to adjourn. J.Galvin seconded. The meeting was adjourned at 6:15.