RRHOA BOARD MEETING MINUTES

March 12, 2013
5:00 pm in the Riparian Lecture Hall

Board Members Present: J.Thomas, L.McLaughlin, H.Maslich, W.Fischer, J.Galvin, J.Manetta

Community Members Present: B.Alconero, J.Engdahl, H.Gertsen, K.Hayes, J.Hanan, K.Petras, G&L Quinn, F&N Weinstein

Future Community Members Present: D&W Linscott

Call To Order: By J. Thomas at 5:01 pm.

Community Member Comments: K. Hayes asked if the Riparian sign-in decision is final. The response is that it will depend on the government assisted living status requirements. We will hear more. If it goes into effect, she suggested that cottage people have badges rather than sign in each time they enter and leave the building.

Approval of Minutes of January meeting: H.Maslich moved for approval, J.Galvin seconded. The motion was passed.

Committee Reports:

Finance - Everything's good

Policy - Regarding the rental policy proposal, the committee checked issues with concerned individuals. The proposed policy states that 10% of the units may be rented at any one time without issue. A statement has been added that requests over and above the allowed 10% may be submitted to the board. These exceptions can be made for extenuating circumstances. A draft of the proposal will be presented at the Town Meeting in April. A final vote will be taken at the Annual Meeting in September. There was brief discussion of the need for the policy because some mortgage companies are denying mortgages to individuals in communities having more than 10% of the units rented. This would affect the resale value of all our units.

Building and Grounds -

Waste Management Contract - J. Manetta feels we are being overcharged by Waste Management and has investigated several other companies who have lower rates. The biggest problem is the fact that most companies use 95-gallon totes. Our current totes are 64 gallons and the larger totes would be a problem in our single-car garages. J. Manetta will continue his investigation. We could break our current contract with 60-day notice to Waste Management.

Variance File - J. Thomas has created a list of the grandfathered variances. He has pictures which need to be put into a CD and given to Crofton for their records.

Hospitality and Communications - The HOA Handbook is being updated and several revised sections have been sent to homeowners. We have one, maybe two, new cottage owners expected to close in March. A third is expected to close around the first of April.

Social - The third Newsletter has been published to great enthusiasm. It is not clear whether the Riparian people are getting the Newsletter. Copies are also sent to P.Tobin and J.Rowoth. The desire is to bring all communications to everyone and make everything open to Riparian as well as cottage people.

The committee goal is to sponsor a couple of events each month. J.Galvin has met with our new Executive Director, J.Rowoth, and meets with C. Estabrooks monthly to coordinate calendar events.. They have started a book club which will continue meeting regularly. A Poker game has been instituted.

The Committee needs people to step up and take on championing of activities.

Working Group Reports

Emergency Preparedness Plan - The Board received advance copies for review and the Group is requesting adoption of the plan and funds for printing. The funds are approved to come from the Hospitality Budget. J.Thomas would like a step-by-step process outlined and has some other suggestions for the plan. He will meet with S.Rausch to discuss them. B.Alconero reported that four members of the group are receiving extensive training in a County Program (CERTS?). She invited others to attend the training. J.Thomas extended the Board's and Community's thanks to the EPP Group for their extensive efforts.

Dog Run - J.Hanan previously sent a summary of her findings to the Board. She reported that dog parks are common. Ours would not be a park in the sense that those provided in County parks are. Ours would be a simple fenced-in area where dogs could exercise. She met with the owner of Rustic Village who has several facilities with dog runs and reported no problems. The liability issue was addressed and it was found that the dog parks reviewed were covered by their general liability policy and the fact that owners would be required to sign a waiver. Currently, we do have a certain level of liability because we allow dogs. J.Hanan did not get into nuts and bolts of costs, location and management at this point. She would form a team to do this. The ideal location would be on the north side of the Riparian, next to the garages. Since the HOA has no available land or funds, the Board supports the formation of a team to make a conceptual plan and to approach P.Tobin about the location. J.Hanan, K.Petras and D.Linscott will proceed to form a working group.

NINA - discussion was deferred

Old Business

RG&E - The name and address corrections have been made to all seven HOA accounts. L.McLaughlin will now send in the tax status applications.

Services List - D.Phelps has had no response to his request for listings. It was decided to continue what we have been doing; using RRHO-talk and the service list in the HOA Handbook

Declaration filing - We need to file the September 12, 2012 declarations. They are ready to go and would be Amendment 10. J.Thomas will talk to our lawyer to get the process in motion. Also, copies of Amendment 9, which P.Tobin filed, need to be sent to homeowners. J.Thomas will talk to P.Tobin.

Breakdown of lawyer bill - The bulk of the cost was the extensive review of the Time Warner contract which we requested.

Dryer Vent Program - J.Manetta said Crofton can clean vents on an hourly basis. We were looking for a flat-rate program similar to the one we had last year. Crofton will do the cleaning for one or two cottage owners to evaluate and consider the rate. J.Manetta will get back to the Board.

New Business

April Town Meeting. J.Thomas will invite J.Rowoth to attend. The next Town Meeting is scheduled for April 9, 2013, at 5:30 pm. Formal notice will be sent prior to the meeting date.

J.Thomas requested approval to give C.Estabrook access to our distribution lists (rrho-talk and riv run) to send his messages to the community rather than use his current outdated distribution lists. The access would be restricted to using the address list only.

Next Board Meeting: - Tuesday, May 7 at 5:00 (day changed due to vacations)