

RR HOA Annual Meeting Minutes  
Tuesday, September 9, 2025  
Greenwood Cove Lecture Hall and Via Zoom

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

Community members present: M. Schmitt, L. Kraft, J. Thomas, K. Petras, J. Eng, P. Levitt, J. Birk, M. Mayernik, M. Horyczun, C. Galvin, M. Carlson, R. and L. Biedenbach, D. Nutefall, B. Lindholm, B. Brent, K. and S. Reed, J. and M. Westby, C. Kastner, L. Musgraves, B. McDonald, W. Schmitt, S. Lukasik, B. DeOca, R. and C. Blank, R. and B. Nellist, A. and B. Meyers, A. Dwyer, C. Gnazzo, M. and T. Denker, V. Michels, M. and E. Andrieu, L. Lee, A. Smith, C. Peterson, S. Courter and S. Rausch

Annual HOA Meeting Call to Order: 5:05 p.m.

Welcome:

G. Robbins welcomed all and thanked them for attending the Annual Meeting, reviewed the meeting format and ground rules and announced that we have a quorum. M. Schmitt and L. Kraft were thanked for helping with the official sign-in duties.

Roll Call and ballot submission has been completed by M. Schmitt and L. Kraft as individuals entered the meeting.

Approval of September 10, 2024 RR HOA Board Meeting Minutes: C. Lee moved to approve; M.J. Thomas seconded. The motion was passed 5-0.

Year Summary Reports:

G. Robbins recognized and thanked the Board members and Committees on page 3 of the Annual Meeting Presentation ("AMP"). The Social Committee has taken a hiatus. It is hopeful that regularly scheduled events will continue to take place with community members' involvement like the Peter's Christmas Open House, The Nellist's pot luck, Lynn's Memorial Day party and Apple-Umpkin. Should there be interest in restarting the Social Committee or any other committee(s), please contact a Board Member.

M.J. Thomas reported on the Social Activities & Facilitators and Community Member Updates since our last HOA Meeting (pages 4 and 5).

G. Robbins presented the 2024/2025 Year in Review Summary (page 6 of the AMP).

G. Robbins introduced and welcomed E. O'Connell who, along with Kelly, helps with comments/complaints. For any issues with your unit, please notify Crofton directly and include any pictures, if available. Contact information is on page 7 of the AMP.

J. Galvin and J. Michels presented the 2026 Proposed Budget and Maintenance Reserve (pages 8-14 of the AMP).

Our goal today is to provide some clarity to the budget and maintenance reserve projections we are presenting to the community today. J. Michels and I will talk about the methodology used to assemble

the budget and maintenance reserve as well as the goals for future years. Our overall goal is to maintain costs at the lowest cost possible level while providing the services homeowners expect.

We strive to avoid using special assessments to pay for normal services. To that end:

- The budget is reviewed monthly;
- Reserve is reviewed and adjusted on a three-year schedule unless we become aware of any material changes; and
- Reserve is monitored annually to assure that estimates for both cost and necessity (timing) continue to be valid.

Our biggest concerns are rapidly escalating costs, building components age more rapidly than plan and driveways and cul-de-sacs need resurfacing sooner than planned.

What are our commitments to the homeowners? We will keep the community informed of any issues by:

- Carefully monitoring our financial position monthly;
- Working with our property manager to keep tabs on trends affecting typical HOA's in the Rochester stress;
- Bid contracts for service to achieve the desired result at the most reasonable costs. (This may mean reducing service levels or eliminating costly landscaping items while maintaining an acceptable level of maintenance and a pleasing visual image); and
- Create committees, when necessary, to research options available or desirable to provide service alternatives consistent with community objectives.

If there are funds left over at the end of the year, we will transfer the overage into the reserve account to either reduce the amount necessary for next year's contribution or cover escalating cost estimates.

### Budget

We have planned to hold operating expenses at last year's level. We did this by:

- Increasing building repairs to allow for normal deterioration in our aging buildings;
- Decreasing the budget in tree maintenance and landscaping as well as once again limiting lawn care chemicals applications to the lowest effective levels;
- Allowing for normal or contracted increases in most other categories; and
- Offsetting these increases by the savings projected in snow removal due to the town ownership and maintenance of our main road.

Our major ongoing concerns:

- Lawn care after 2026 when our three-year contract expires;
- Rising building repair cost;
- Obtaining snow removal for our driveways, sidewalks and cul-de-sacs;
- Funding long term maintenance reserve at appropriate levels; and
- Lack of any significant flexibility in our budget.

### Maintenance Reserve

The annual contribution is our single largest item representing approximately 30% of our annual budget. We are attempting to maintain a 5% increase over time by working with the age of our buildings to appropriately schedule major projects like roofs and siding and staging resurfacing of our driveways and cul-de-sacs based on need.

Our plan takes us through 2043 before we anticipate needing any special assessments to cover completing siding replacements in conjunction with replacing roofing and resurfacing driveways and cul-de-sacs according to the established schedule. Adjustments will need to be made by future boards as more definitive time lines and costs are identified. Our commitment remains to responsibly fund costs of major repairs while neither deferring responsibility to future owners nor placing excessive debt on present owners. In our opinion, our current plan achieves that goal.

Crofton Report: E. O'Connell informed all of Crofton's scope of at-home services, agenda and website. He stated that the community looks fantastic with the siding, patios and fences being cleaned. He meets with the Board on a monthly basis. One of the biggest things done was the extensive report on the roofing status and detailing specs in an RFP. Crofton will be conducting a roofing inspection looking for nail pops and boot sealing to ensure there are no leaks. Remember to call Crofton for any issues regarding your home. They should always be the first point of contact.

Proof of Notice of Meeting: E. O'Connell reported that the proxy/ballots and notice of meeting were mailed in August. He then asked if there were any candidates from the audience that would like to join the election.

Ballot Election Results – E. O'Connell:

- Proof of Quorum: it was advised that 46 units out of 58 either returned their proxy ballots or were present at the meeting and we had a quorum.
- J. Galvin was elected to a one-year term and M. Mayernik and M. Carlson were elected to three-year terms.
- Special thanks to our election officials M. Schmitt and L. Kraft.

Board President Comments – G. Robbins:

The new board members will meet briefly after this meeting to determine who will hold which position.

Even though the TOH has taken over our road, the speed limit remains at 15 mph!

Please contact Crofton for any issues or complaints in the community.

No parking on the street.

The Hill has been renamed to The Feywild.

Community Open Forum

Finance Comments/Questions

C.: Community members should be polled regarding their use of television and internet before entering a new contract.

C.: Have you considered projections instead of increases for the reserve? For example, there might be a \$10,000 assessment in 10 years.

C.: No, we haven't. It would be irresponsible to put the onus on future years. It may also be difficult to sell your home knowing that in the future there will be an assessment due.

C.: With the Town of Henrietta taking over our road, will there be an increase in taxes?

A.: No, there will not be.

C.: My taxes just went up considerably.

R.: School tax increases were a result of the reassessment and can be challenged. It is too late for this year, but you will be able next year.

Q.: Where are the cul-de-sac replacements listed in the budget?

A.: They are included with the driveways.

Q.: Does having the reserve fund yield a tax benefit?

A.: Monies in the reserve fund avoids income tax. Only the CD interest is taxable. The corporation tax is on CD's and real estate fees.

Q.: Will driveway sealing be done?

A.: The driveway sealing is done periodically. Feel free to have it done on your own. The Board will let you know when it will be scheduled next.

Other Comments/Questions:

C.: The spotlight on the Greenwood Cove/Rivers Run sign needs to be aligned as it shines directly in your eyes when turning on to Fairwood Drive.

R.: The Cove will be asked to shield or adjust the light.

C.: Building 11 has been having issues with Spectrum daily. Issues like this were never had with Verizon Fios.

R.: There has been routine maintenance lately.

Q.: Is Birchcrest still doing the tree maintenance? There is a weeping red bud in my yard with branches that are so long they are being cut by the mowers.

A.: No, Romig is currently handling tree maintenance. Please note this request on your landscape form in the spring. A fall tour will be completed and Romig will be notified.

C.: There are concerns with Greenwood Cove.

C.: There is ongoing resistance from the Cove with requests. In the beginning the entire complex was all one entity. Now there are two different entities. There are documents stating what Rivers Run would continue to be entitled to. Over the years, the Cove has been pushing back seeming to close the door on some requests. The Board is looking at getting our lawyer involved to establish our rights.

C.: The rights are detailed in Amendment 8.

C.: There is an agreement with RIT regarding the pocket park. The gazebo is the property of Rivers Run and there are certain things Rivers Run is responsible for (cutting the grass). The property should be insured.

C.: Although Rivers Run owns the gazebo, RIT replaced the screens on the riverside gazebo after we had them removed due to damage.

C.: The next Board should ensure that the RIT doesn't claim the pocket park through adverse possession.

C.: There are individuals smoking in the gazebo by the Cove.

R.: Notify Crofton if this happens in the future.

C.: The directions left on my landscape form were not followed. Should I leave notes on plants/bushes?

C.: Is there a schedule detailing what landscape services will be completed when?

R.: If instructions from a landscape form are not followed, let Crofton know and they will follow up with Romig.

C.: There is concern about the fire department or ambulance personnel being able to enter your cottage in case of emergency.

C.: There are keypads that can grant access in emergencies.

Q.: Is there a master key that can be used?

A. Master keys are not allowed in NYS.

C.: There are lockboxes that the fire department can access.

C.: This will be looked into with the fire department.

C.: Thank you to the community members who have replaced trees at their expense.

Q.: Will bussing services be restored to RIT?

A.: This is unlikely to happen.

C.: Please review your contact information on the Cottage Directory that was just distributed. Should anything have changed (discontinued a landline, etc.), please send to C. Lee as soon as possible.

C.: Thank you to the Board.

C.: Go Bills!

C. Lee made a motion to adjourn, M.J. Thomas seconded. The motion was passed 5-0.

Community Meeting Adjourned at 6:22 p.m.