RRHO BOARD MEETING MINUTES
MARCH 13, 2012
5:30 p.m. in The Riparian Lecture Hall

PRESENT: Julian Thomas, President; Linda McLoughlin, Vice President; Howard Maslich, Treasurer; Wanda Fischer, Secretary; Patrick Tobin, Living Communities and Chris Aikens, Kenrick Corporation

CALL TO ORDER: 5:34 p.m.

COMMUNITY MEMBER COMMENTS:

It was mentioned that the cement trucks at the new construction site are pouring their run-off into the field. P. Tobin said removal is part of their contract.

There have been recent incidents of kids on skate boards who do not move over for cars and of "shady" looking people walking the campus. The issue is who is responsible if they are injured. Injuries on the property are covered by the master policy. However, they are trespassing. Everything east of the river is private property, either belonging to us or RIT. It was suggested that "Private Property" signs be posted. The Board will take it under advisement. Because RIT owns to the top of the hill, P. Tobin will talk to them to see if a sign could be placed at East River Road.

A question was asked about the process to have Building & Grounds look at an issue. Both Kenrick and the B&G Committee do regular walk arounds. Issues should be directed to any member of the B&G Committee. They will send a procedure note to the community.

APPROVAL OF MINUTES: L. McLaughlin moved that the minutes from the February 14, 2012 meeting be approved as circulated by email. P. Tobin seconded. The motion was carried.

COMMITTEE REPORTS:

Finance: Will be meeting March 14 at 3 p.m. There will be a report after that and they will make a recommendation on the landscaping budget shortfall.

Executive Session: There was an Executive Session meeting of the Board to discuss the budget shortfall. The problem is caused because the budgeted amount was based on the 2011 expenses for Cobblestone Landscaping. That contract was terminated early because of lack of performance. It is calculated that the worst case scenario would be a $300 assessment per unit. The Board will address the issue and make a plan to move forward by the Annual Meeting in September. Buildings and Grounds Committee will survey the community to find out what level of landscaping and snowplowing service is desired. Finance will also pursue other economies in the budget.

Hospitality and Communications: The new Community Member Handbooks have all been distributed. The committee is now working on a document outlining procedures for people moving into the community. It will cover things like contacting utility companies, waste management, etc. Community forms are now available in the handbook and on line at http://jt-mj.net/rrhoadocs.

Policy: The amendments to the bylaws which have been previously discussed (changing the reference source of fee calculation, removing reference to Ontario County and fidelity bond requirement) will have to be approved at the September Annual Meeting. They will have to be in the form of an amendment.

A draft of rental/leasing policy was distributed. Comments from the Board are requested by L. McLaughlin. We would need any policy change in the form of a declaration. We currently have four units capable of being rented. We have not had more than one rented at a time so far. It was suggested that the number of rental units be limited to no more than 10%. Other communities have limited rentals. It is felt that people should be allowed to rent if they can't sell. It is noted that sometimes buyer's attorneys will be hesitant if there is no cap. We should have a standard form to attach to the leasing contract. The form should be reviewed by the Board before the lease is finalized.

The Policy Committee is still working on guidelines for use of property for commercial purposes, trash/litter issues, house sitting rules and exception process for rental with option to purchase They are also trying to define "smoke free" environment.

Fred Weinstein has joined the Policy Committee

Buildings and Grounds: Met last Saturday. They will set up a meeting with landscaper, Romig, to address how to work with individual homeowners so that their wishes can be met. Romig and HOA are not responsible for the center path and three feet to either side of it or for the meadows. Living Communities is. They will bush hog in the Spring.

There is a concern about the stability of the trees behind 1600. The builder and P. Tobin feel there is no danger. P. Tobin will have the tree landscaper check them when he does his tree work this year.

Dryer Booster Fan inspections will start within a couple weeks. They will be done on Fridays. P. Tobin will inspect those units which were on the list previously submitted.

Concrete work has been deferred until the weather is safe.

B&G Committee is working up a protocol for inspection of landscaping work. They will coordinate with Romig and will be looking for additional volunteers. They are also documenting existing variances, along with a photographic file. They will then specify

what's grandfathered and won't require a variance form from the owner. They will also issue periodic bulletins to the community communicating schedules for things like chemical applications.

There is a long-standing drainage issue behind 1101. There is an estimate of $750 to correct it. J.Thomas and P.Tobin will discuss.

P. Tobin and M. Carlson will discuss bush hog contracts.

Natalie Weinstein has joined the Buildings and Grounds Committee

OLD BUSINESS:

L. McLaughlin will continue to bring up offering plan questions as she comes across them. She will also have discussions with our attorney as needed.

The Annual Meeting will be September 11, 2012, at 5:30 in place of the regular Board meeting.

P. Tobin has received our tax return.

The amendment regarding access and maintenance and the transfer of land with RIT was approved.

Pet Station. P. Tobin sent quote to Buildings and Grounds for a simple station, no bags. B&G will follow up.

Impact of plan change to more three-unit buildings on reserve fund calculation meeting with Cindy Lowenguth will be set up.

Dryer Vent Cleaning. A bulk rate quote of $99 each home has been obtained. The cleaning is external and internal all the way down to the dryer. To receive bulk rate, we would need to have at least ten units done at a time. If people use others to do the work, they would be required to have proof of workers compensation and liability insurance.

P. Tobin moved that we accept the $99 contract from Kenrick to be split 50/50 between the homeowner and the HOA; that due to fire hazard it be a requirement of the homeowner to have it done once a year; that the homeowner be assessed a one-time fee of $50 and that the work to be done by Kenrick contract in 2012. H. Maslich seconded and the motion was passed. It is understood that work would have to be scheduled with each homeowner.

McLaughlin moved we change from monthly Board meetings to every other month; May, July, September. We would still meet the second Tuesday of the month at 5:30 in The

Riparian. It was decided to schedule the meeting for two hours. P. Tobin seconded and the motion was carried.

Next Meeting: May 8, 2012, 5:30 p.m. in The Riparian Lecture Hall.

MEETING ADJOURNED: 6:30 p.m L. McLaughlin moved to adjourn. P. Tobin seconded. Meeting was adjourned.