RIVERS RUN HOA BOARD MEETING
May 6, 2014, 5:00 in the Riparian Lecture Hall

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

Community Members Attending: Barbara & Rod Alconero, Debbie Barsel, Margie & Brian Brent, Dorothy & Bruce Doane, Joanette Edgar, Jane Engdahl, Ruth Hazzard, Julie Jackson, Marilyn & Cy Kastner, Dianne Linscott, Carole Maslich, Susan McVay, Karen Petras, Dan Phelps, Lois & George Quinn, Francis Ratcliffe, Beverly Reed, William Schmitt, Mary Jane Thomas, Natalie & Fred Weinstein, Charles Wellers, Sherry Wohlers

Minutes of March meeting approved

Guest Patrick Tobin spoke about RARP (Rochester Area Reliability Project) with RG&E. He first commended Linda McLaughlin for all her research. Then he outlined actions taken to date. He was not aware of the project until Julie Jackson notified him. Thank you Julie. The option RG&E originally preferred was Option 7 (refer to your map) which would go well south of us. However, the Krenzer family brought suit because it intersected their property and would affect their business. They successfully got the attention of the Public Service Commission who asked RG&E to come up with alternatives. These were narrowed down to Options 7, 9 and 20. Nine and 20 are the same except for the location of their substations. Rivers Run has signed a petition and sent letters objecting to Option 7. The Public Hearing information has been sent to the community. It will be held May 15 and everyone is strongly encouraged to attend. The Rivers Run bus will go. On May 16, there is a bus tour of the sites. It will stop here.

There was a question raised about the effect of the power lines on such things as pacemakers and electric wheelchairs. This should be brought up at the public hearing.

P. Tobin also reported that construction is starting on Building 800. Units 801, 803 and 804 have contracts. There is a contract on 1002. Prices have been raised due to increased construction costs. The Riparian is currently 71% full. There are 3 or 4 enriched living people and others are contemplating it. The enriched living limit is 20 beds.

The issue of "grandfathered" smokers was brought up by D. Barsel. Evidently some new people are claiming to be grandfathered. P. Tobin said they are constantly attacking the problem.

Open forum

G.Quinn raised the issue of fire safety and the availability of fire hydrants during winter snows. He brought pictures of the hydrant near his house and invited people to look at

them. He has agreed to help write the proposal for the new snow plowing contract to include clearing hydrants.

D.Linscott asked if the patch of dead grass off her back patio was her responsibility or whether the HOA would take care of it. J. Manetta made a note to fix it for her.

C.Kastner asked about the patch between 1202 and 1101. The Water Department is responsible for that.

Committee Reports

Buildings & Grounds: The bids for blacktop repairs have not been sent out because we are still collecting data. There are quite a few problems. J.Manetta and B&G will identify the locations and then put out for bids.

Contractor specifications for landscaping, chemical lawn treatment and snowplowing are being reviewed prior to sending them out for bid.

Finance: Our big expenses this year were for road repair and snow removal. We are current on snow removal. However, we don't have enough in the budget for the end of the year snow plowing and the painting that still has to be done. J. Galvin has asked the Board to look over his estimate of 2014 and 2015 expenses. We don't know the exact amount of the remaining expenses but we don't have enough in the Reserve Account to keep drawing from it. It looks like either a special assessment or increased HOA fees are on the horizon. One option, in lieu of a special assessment, would be to increase HOA dues to $295 in January, 2015, instead of the scheduled $5 annual increase until 2020 that is currently in our plan. Going to $295 on January 1 2015 would produce the following increases over our planed increases of $5 each year until 2020 to fund our maintenance reserve requirements:

2015 increases from a planned $270 to $295 ($25 per month or $300 year 1)
2016 increases from a planned $275 to $295 ($20 per month or $240 year 2)
2017 increases from a planned $280 to $295 ($15 per month or $180 year 3)
2018 increases from a planned $285 to $295 ($10 per month or $120 year 4)
2019 increases from a planned $290 to $295 ($5 per month or $60 year 5)
2020 was planned to be at $295 so no increase year 6

So the result using this concept is that the homeowner would pay and additional $900 in the 6 years as listed above but the increase would average $150 per year (900 divided by 6 year term). That would give us money to take care of the upcoming expenses and special projects. We could delay some things but we need to get everyone on cycle for maintenance. The problem is that we are finding that repairs are needed earlier than planned. We will get the information out as soon as we know what the exact options will be. The issue will be re-addressed in July. If there is to be a special assessment, a 2/3 positive vote would be required at the Annual Meeting.

Hospitality and Communications: Nothing to report

Policy: At the 2012 Annual Meeting, the rental policy was turned down because of the wording about a 10% limit on the number of units that could be rented. This has been reworded so that additional rentals can be reviewed on a case by case basis. This policy will be brought up for vote at the September Annual Meeting.

Social: Social is publishing a monthly newsletter. There are lots of activities. If people want to attend other activities, they should let Social know. They want people to keep participating and need people to run events. Nine people have signed up so far for the coming Baseball event.

Old Business

J.Manetta sent out a Request for Proposal to three contractors for paining maintenance and has received one painting bid back - $12,400. The RFP bid responses ae due back by May 13. After which, the Board will review and decide on the contractor. He requested an estimate for lawn repairs from Broccolo: aeration $3600; aeriation, top soil and seeding $8,000. $400 for each fertilization. Slice selected seeding areas $4500. In lieu of current expenses, it was suggested we postpone. J.Thomas moved we spend $1000, doing two fertilizations and the remaining $400 on seeding major areas which need it. The motion was not passed by a vote of 3 to 2. A snowplowing bid has been received from G. Romig. There is an increase due to increased number of units. The Board is reviewing.

The street light by 1100 is still on order. The wrong one came in and it had to be re-ordered.

According to B&G, the grounds people did a pretty good job of raking and seeding the worst areas of snow plow damage. The grass is starting to come but the final results are not in. Let B&G know if you have any areas that need attention.

It was recommended we put up posted signs to deter hunters from our area. Last year, people were observed parking on our land and walking through to the woods. There have also been close calls from stray shots. L. McLaughlin moved that Crofton get signs, $100 cap on cost. W.Fischer seconded. The motion was passed.

Approved Variances

402 - Replace bush in back of unit, approved via email
1201 - Plant spruce, approved via email
503 - Install screen doors, on hold by owner.
Plant two Rose of Sharon bushes in front, approved at meeting provided the bushes are kept trimmed to small size.
Special screen material in bedroom windows. Approved at meeting

It was agreed not to power wash all units at this time. If people have a visible need, contact Crofton.

Summer bush hogging is P.Tobin's action. We are not aware of schedule.

The Annual Meeting will be September 2 (the first Tuesday). There will be two Board seats up for election. People should contact H. Maslich if they wish to run for the Board. The specific positions are decided by the Board members after the election.

Community Comments

Building 1800 is not on the list for painting. J. Manetta will add it under maintenance. J. Jackson requested information on the cost per home of the painting work that was done last year. J. Manetta will get that information.

Building 1000 will be getting their lawn repaired by P. Tobin

D.Linscott asked about snow removal around her car. The plow people are told not to come within two feet of a building or car. She will have to take care of the two feet.

J.Edgar asked if there is a stipulation that everyone must have dryer vents cleaned. She has a concern about fire. There is not. We cannot mandate internal work but we highly recommend people get their vents cleaned. The frequency depends on dryer use and conditions in the home (such as pets). It should be done at least every two years. M. Brent said that in their other condo, the HOA cleaned the vents but the cost was added to HOA fees. It was suggested by K. Petras that the HOA should keep track of who has had their vents cleaned. L.McLaughlin has list of current clients.

W.Schmitt reported that G.Romig says the gauges in Bill's driveway are not from his plows.

G.Quinn raised a question about how budgeted money is used. H. Maslich suggested he request a copy of the budget.

Meeting adjourned: 6:50 pm