Rivers Run HOA Board Meeting, Tuesday, December 6, 2011

Present: Julian Thomas, President, Linda McLaughlin, Vice President, Howard Maslich, Treasurer, Wanda Fischer, Secretary and Patrick Tobin, President, Living Communities, LLC, Richard and Chris Aikens of Kenrick Corp.

The meeting was called to order at 5:35 pm in the Riparian Lecture Hall

COMMUNITY MEMBERS DISCUSSION

A request was made to ask the workers on Building 1600 to park all on one side of the street or the other so that people may drive through. P. Tobin will re-emphasize this to the builder.

It was reported by P. Tobin that the material has been ordered to build a trial grate for the handicap gutter crossing at the Riparian so that water will still flow underneath. Grates would go at the entrance to the paths, across from the Riparian, the Boathouse and Buildings 1200/1400.

Some residents not on email are not receiving HOA Board Agendas. P.Tobin will ask that the meetings be put on the community calendar. W. Fischer will follow up with the individuals concerned.

Question was asked about suspending Time Warner service while away for extended periods. The consensus was that they probably would not do it. It was noted that there is a disconnect and reconnect charge. People who want to investigate further should contact Time Warner business class service representative, have their contract number available and ask about vacation rates. We are concerned about losing our reduced group rate status if this is too frequent a request. It was later reported that Time Warner will not do this.

APPROVAL OF MINUTES

J.Thomas made motion to approve the minutes of last meeting, as circulated by email. L. McLaughlin approved, H. Maslich seconded. Motion was carried.

OLD BUSINESS

Snow stakes for fire hydrants. C. Aikens checked with Monroe County Water Authority. They no longer stake fire hydrants. L. McLaughlin also got the same answer. Both were told the private owner is responsible. The suggestion was made that the landscaper might do it. This is not feasible since our contract with them is over for the year. J.Thomas will ask the snowplower, G. Romig, instead. Subsequent to this meeting, G. Romig agreed to install the stakes.

Maintenance Responsibility Matrix. C. Aikens has reviewed for Kenrick. J. Thomas is updating and will publish. He will schedule it for adoption at our next meeting. On the

question of heating and AC units, it was stated that they are the responsibility of the unit owner since they serve one unit only. Plumbing inside the structure plus any in the four or five feet to where it ties into the outside system is homeowner responsibility. Sewer system is the same. Anything under the slab is homeowner responsibility.

Insurance Renewal Date. H. Maslich reported the policy is up for renewal August 31, 2012. It will be put out for bid at that time.

Budget approval. We need corrected copy with Hospitality and Communications and Directors and Officers Insurance items added. In order to balance, we will remove $600 from painting and add $1,300 for H&C and $900 for D&O. A Motion was made to approve with the changes. It was carried.

Incident form and web site. W. Fischer reported that R. Miller is prevented by time constraints from being a web master so will not be developing web site. He will create the incident form data base. J. Thomas will talk to him about other possibilities regarding the development of web site. The issue was tabled for further investigation.

NEW BUSINESS

Kenrick budget. We are concerned that a budget was distributed as approved when, in fact, it was not. C. Aikens said that we are required to have the budget go out before December 1. Next year we will anticipate that.

One-year management contract. C. Aikens will put together a one-page document extending the current contract for one year.

Westminster opening. A request was received from a Westminster Drive resident to clear the opening between Rivers Run and Westminster Drive. P. Tobin previously had said no but told the requester to contact the Board. The Board also said no due to maintenance issues.

D&O Insurance Invoice. Given to Kenrick for payment.

Electric Service Contract. C. Aikens said our electric is delivered by RG&E, supplied by energetics - energetics.net. C. Aikens will supply a copy of the contract.

Next meeting. We agreed to target meeting on the second Tuesday of the month next year barring any unforeseen need to meet more often. Our next meeting will be January 10, at 5:30 in the Lecture Hall. P. Tobin will be unable to attend.

CALL FOR ADJOURNMENT

L.McLaughlin approved. H. Maslich seconded. Motion carried. Meeting adjourned at 6:27 pm