

RRHOA Board Meeting, May 11, 2021
Via Zoom Videoconference

Call to Order: 4:02 p.m.

Board members present: L. McLaughlin, C. Kastner, M.J. Thomas and C. Lee, C. Simmons and K. Meyers with Crofton Purdue; J. Galvin absent

Community members present: L. Lee, K. Reed, M. Mayernik, J. Thomas, J. Jackson, G. Robbins, J. Birk, M. Carlson, S. McVay, A. Drenk, D. Linscott, W. Fischer and L. Musgraves

Approval of March 9, 2021 Board Meeting Minutes: M.J. Thomas moved to approve; C. Kastner seconded. The motion was passed 4-0.

Committee Reports

Hospitality – M.J. Thomas

- F. and N. Weinstein greeted Greg and John (102); 101, 103 and 1201 will be greeted on their arrival

Policy – M.J. Thomas

- No report

Building and Grounds – C. Kastner

- No report; see below under Old Business

Finance – J. Galvin/L. McLaughlin

- At the end of April 2021, the HOA reported cash balances of \$34,159.49 in the operating account, and \$186,756.34 in the Reserve account. Account balances show us on target for the established funding schedule to cover both long-term expenses and our operating expenses.
- The budget through four months ending April 2021 shows operations within budget. Budget expenses for four months of 2021 were estimated at \$78,329 and actual expenditures totaled \$80,567. Individual accounts within the budget show no significant variance to plan though some timing issues exist. Building Repairs are \$2,700 under plan due to fewer maintenance requests during the colder months and Legal is \$2,400 over plan due predominantly to the Spectrum contract review. Snow removal is \$1,500 under plan and Summer is \$10,739 over plan due to two items: Our regular ground maintenance budget was not scheduled to start accruing until May and our first installment of \$5,710 was processed in April and \$4,165 in Tree maintenance was incorrectly charged to this account. All of these items are expected and planned for expenses that will catch up as our plan progresses through the year.
- Finally, the review of our Maintenance Reserve has been stalled temporarily with our property manager out on leave. We hope complete the review with our temporary property manager and produce a report in time for our next board meeting.

Social – J. Galvin/L. McLaughlin

- Strawberry Social being planned at Martin Road park for date in June; if interested in helping with organization, please contact a Social Committee member
- Newsletter in production; will be distributed shortly

Variances:

- 404 - Repair Door Frame & Install Storm Door Southwest side (Approved: 5-0)
- 1802 - Amend a variance previously approved in Oct 2020 (remove the remaining flower bulbs and plant around Red Bud Tree) (Planting Not Approved 0-5); relocate flowers to back (Approved: 5-0)
- 102 - Landscaping Back Common Area (Approved: 5-0)
- 1201 - Temporary Dumpster in Driveway (Approved: 5-0)
- 901 - Create front flower bed and plant shrubs in back (Under review)

Contracts:

- Birchcrest Tree and Landscaping - hydroseed perennial flowers on the retention ponds down four feet from the top edge (Approved: 5-0)
- Magic Seal LLC - asphalt repair in front of 1400 building (damage done by truck in March) (Approved: 5-0)
- Magic Seal LLC - hot crack fill development roads, drives and cul-de-sacs (Approved: 5-0)
- Birchcrest Tree and Landscaping – tree and shrub care and pruning, pond bank maintenance and chemical treatment of lawns (Approved: 5-0)

Old Business

- Internet/cable contract: the Spectrum contract remains in the final stages of negotiations. We hope to have a final document ready for signatures in the near future.
- Work orders:
 - Broken lock on riverside gazebo door (approved 4-0)
 - Installation of Private Drive sign on Fairwood Drive
 - Move No Parking sign across from 1800 building
- Buildings and Grounds to:
 - Look into security cameras
 - Schedule annual walk around
 - Research shrub alternatives for poorly performing trees

New Business:

- Shutter painting bids for north cottages (1000, 1100, 1200, 1300, 1400, 1500, 1600, 1800); Crofton to request bids from Bauman and Accent
- Review cottage roofs, inspect gutters and report on aging and condition; advise if there are preventative measures, replacement cost and approximate time frame
- Magic Seal LLC. - Inspect, report on conditions and cost; property's cement drainage gutters, storm drains and catch basins
- Magic Plowing LLC - Snow Plowing Contract Bid– 2021\2022 & 2022\2023 Development snow plow, shoveling and salting bid.

Community Update:

- New developments being proposed for our area; comments and/or concerns should be directed to Supervisor Schultz at henrietta.org
- Aptitude Rochester - East River Road directly across the street from The Hill
- Lehigh Mixed Use Development – northeast and southeast corners of the intersection of East River Road and Lehigh Station Road

Community Comments:

D. Linscott mentioned that her cottage will be put up for sale in about three weeks and stated how much she has enjoyed living here. She also was pleased that Magic hand shoveled out her car on several occasions when they plowed the snow next to it in the guest parking area

Q: Has there been any thought of painting front doors when shutters are done?

A. If a door needs painting, it can be done on a case-by-case basis and will be addressed in the annual walk around.

Q: Who is responsible for mowing the area east of Cottage 101? It hasn't been done for a number of weeks, but has been mowed in the past.

A. Greenwood Cove is responsible; Linda has spoken to Eric, the manager, and sent an email reminder.

Q: Who is responsible for the triangles?

A. Theresa Rios and Cheryl Lee have adopted the large triangle; the small one has been adopted by C. Schmalzbauer and R. Hazard.

Q: There are a number of trees that are dead or dying (by 901 & 1001) plus some trees where the stakes are falling down so the trees are leaning sideways (1701). When will they be taken care of?

A. Birchcrest has been notified and the work is expected soon.

Q: I know it is past the winter season but the paths were not taken care of and were mostly unplowed except for a short distance from the road to triangle 1. Maybe the plow people don't know where the path is?

A. Greenwood Cove is responsible for maintaining one main path – from gazebo to gazebo.

Q: What are the flags for behind 800 & 900?

A. The flags mark utility lines and have been placed by the contractor that will perform the drainage work to resolve the ponding issue.

Q: Something about the RR logo was brought up; what is happening with that?

A. Morgan Properties, Greenwood Cove management, was updating signage to more accurately reflect their brand. In order to fit Rivers Run information on the East River Road sign, the cupola was removed.

Q. During snow plowing season, snow was being pushed into paths between buildings 200/300 and 400/500. Could an alternate spot be determined?

A. Alternate areas will be mentioned to Magic before the next plowing season begins.

Q: Will the rest of the mailboxes that are deteriorating be replaced at some point. I've had mailboxes for many years and never had to replace one so was surprised that these did not last very long.

A. A snowplow hit a few mailbox handles and they were repaired. Several posts currently need repair and these will be inspected during the annual walk around and work orders placed, if needed.

Meeting adjourned - a motion was made to adjourn by M.J. Thomas and seconded by C. Kastner. The motion passed and was adjourned at 4:59, approved 4-0.

Next meeting July 13, 2021