

RRHOA Board Meeting, July 9, 2019 Greenwood Cove First Floor Lecture Room

Call to Order: 5:30 p.m.

Board members present: L. McLaughlin, C. Kastner, J. Galvin, W. Fischer, M. J. Thomas

Community members present: R.&B. Alconero, J. Engdahl, C. Galvin, M. Hayes, M. Kastner, C.& L. Lee, D. Linscott, S. Rausch, K. Reed, T. Rios, F.&N Weinsten

Approval of May 13, 2019, RR HOA Board Meeting Minutes. C.Kastner moved to approve, MJ Thomas seconded. The motion was passed

Committee Reports

- Policy – MJ Thomas, nothing to report
- Hospitality - W. Fischer, nothing to report
- Finance - J. Galvin

At the end of June, 2019, the HOA reported cash balances of \$43,153.36 in the Operating account and \$142,238.12 in the Reserve account. Reserve account balances are on target with our established funding schedule to cover long-term expenses.

The budget through six months ending June, 2019, shows operations within budget. Budget expenses for the 6 months of 2019 were estimated at \$93,283.84 and actual expenditures totaled \$80,245.84. The difference between planned and actual expenses is related to a few accounts:

- Building Repairs under budget by \$3,400. We expect the planned repair to wood rot to use that shortfall.
- Cable is under budget by \$3,754. Crofton is holding one billing payment while a question is being investigated.
- Fertilization is under budget by \$1,500. We are awaiting bills from Birchcrest for work completed.
- Snow maintenance is under budget by \$4,364. This will remain under budget until the November payment is taken for the 2019-2020 season.

Finances and cash on hand appear adequate to handle planned expenses for the remainder of the year.

C. Kastner and J. Galvin will look at extra funds accrued in the reserves that don't appear to have been withdrawn as reported in the audit.

- Building & Grounds - C. Kastner
Crofton and C. Kastner did spring walk around. Saw wood rot, gutter, drainage, driveway issues, minor stuff.
 - 1802 gutter damage, 1601 sidewalk repair and 1002 wood rot added to list
 - RR sign at East River Road entrance still needs fixing

- 1700 lawn is being addressed by Realtor
- Birchcrest will come on site periodically to inspect ponds
- Social - J. Galvin
 - Some things that have run their course have been eliminated from Social agenda
 - New items are musical at JCC and September jazz cruise, sessions around the book "End of Life", Brusters at Greenwood Cove, probably in August.
 - Want volunteer(s) to reactivate Neighbors in Need Program. If interested, contact Jim Galvin.

Variances

Approved Variances –404 Two screen doors

Old Business

- Maintenance of 2 triangles located within area along main path . We will consider if we want to take over maintenance. Will ask for bids.
- Discussion on the bids received to repair drainage issues behind building 400 and between building 500 and 600
 - Have landscaper investigate putting berm behind 400 to direct water away from patios
 - Alicia and contractor discuss putting drain on edge of parking lot at 500-600.
- J.Galvin and R. Ostrander will meet to discuss Town takeover of the ponds flow maintenance..

New Business

- Offering Plan Amendment 12 has been approved by the Attorney General and copies will be distributed as soon as we get them. Keep with your Offering Plan copy.
- Unit sales are restarted.
 - Have four contingency contracts signed.
 - All three buildings will be built at once
 - Prices will be increased because of trade tariffs

Community Update

- No Smoking and Speed Limit signs have been ordered.
- 17 Units are on the list for wood rot repair. The contractor will do them all at the same time. Crofton will notify us of the date. The contractor will have to be able to open the doors. After the work is completed, check to see that your storm door is rehung properly.
- Manel will be filling in sunken utility caps in driveways. People will be notified when. They need hot weather.
- We asked that road crack fill be put off because of construction vehicles. Will try for August.
- Annual Meeting – 2 board seats up for election. Everyone should fill out and return a proxy.

Response to Community Member Comments

- Contractor will place aluminum on door frames to repair wood rot.
- Homeowner should have Crofton look at worm problem
- 1403 will be added to list of low-spot repairs.

- Mailboxes are on checklist
- We have been advised not to have a group of volunteers take care of the triangles for insurance reasons.
- Thanks to Mary and Cheryl for the perimeter garden.

Meeting Adjourn

C.Kastner moved to adjourn. J. Galvin seconded. The motion passed. The meeting was adjourned at 6:40 pm.

Next Meeting: Annual Meeting September 10, 2019

NOTE: Remember to bring your door fob