

Although the RR HOA Board meeting scheduled for November 8, 2022 was cancelled due to lack of agenda items, here is an update on what the Board has been working on.

Building and Grounds around the Community:

- We have signed a contract with LEDTomorrow to convert all the street lights within the community to LED lights. The light bulbs are on order and the work will be scheduled as soon as the light bulbs are received. The finance for the work is budgeted in this year's reserve. The return on investment, due to lower electric cost, is projected to be approximately 2 years. (See contract awarded for further detail)
- We plan on cleaning the building gutters in a similar program as last year. Crofton has contacted AGR Remodeling LLC the contractor that did our gutter cleaning in 2021 for a bid proposal.
- Birchcrest will be on site to do selective pruning of the trees and shrubs. They will also be on site to brush mow the 5 retention ponds. We are waiting on the schedule dates for both projects.
- We are aware of a corner tear in one of the riverside gazebo screens. We have decided to wait until Spring of 2023 to have this tear fixed
- During our summer annual walk around, it was noticed that some of the decorative, non-functioning peak windows were cracked. After doing some evaluation the board has decided to replace the glass window with a non-functional louvered vent. This year three of the windows have been replaced.
- We have asked Crofton to have Robert Keiffer, P.E. a civil engineer they have on staff to review and evaluate the condition of our development and cul-de-sac roads to determine what needs to be done to keep it maintained while extending the life of the road.

Electronic Communication

Check it out! The River Run Cottage web site has a tab for the HOA community members only called, '*Members Only*'. It contains a lot of information such variance forms, RR homeowners' manual, cottage connection newsletters, homeowners' responsibility matrix, RR homeowner's directory, and more. The website is <https://www.riversruncottages.com/> and the password for the Members Only tab is RRHOA. Please contact Cheryl Lee or Wanda Fisher with any questions you may have.

October 2022 Financial Report:

- As of the end of October 2022, the HOA reported a Year-To-Date combined cash balance of \$253,821.61, consisting of \$34,242.80 in the operating expense account and \$219,578.81 in the Maintenance Reserve account.
- Budget expenses through the first ten (10) months of the calendar year show operating expenses within budget. The budget expenses, as of October 2022, are under budget by \$11,485, primarily due to snow removal and summer maintenance. However, although both categories are currently under planned expenses, the contract payments for the snow removal will resume in November and some outstanding bills for summer maintenance are expected to be paid in the November\December time frame.
- The budget expenses for the month of October 2022 were \$19,126. We were under budget at month's end by \$2,930 after all reserve deposits have been made in full.
- Account balances show us on target for our operating expenses.

Variances Approved between Sept 10th and Nov 10th

- RR 1101 - Install one (1) Larson Tradewinds mid-view storm\screen door w\retractable screen, on the back door of their unit. Approved (Yes - 5; No - 0)
- RR 802 - Install three (3) Larson Tradewinds full view storm\screen door w\retractable screen on the front, the east back patio and the west back patio doors of their unit. Approved (Yes - 5; No - 0)

Contract(s) Awarded between Sept 10th and Nov 10th

- LEDTomorrow Energy Solutions - converting 32 RR street lights to LED lights (36 light bulbs) - Project cost - \$8,520, Rebate - \$2,747 final cost \$6,036. Project is a capital improvement therefore no tax. Return on Investment approximately 2 years. Approved (Yes - 5; No - 0)
- Birchcrest Tree and Landscaping - perform the 2022 tree pruning\trimming - \$3,000 plus tax. Approved (Yes - 5; No - 0)

Work to include trees & shrubs that are overgrowing the gutters, touching the building, becoming overgrown and or branches that are dead. They will be doing selective pruning on approx. 50 trees and/or shrubs, including the ones specified in the proposal and by RR HOA Board. Birchcrest will provide a complete list of the trees and shrubs requiring work when complete.

- Birchcrest Tree and Landscaping - two projects. Both Approved (Yes - 5; No - 0)

Perform the 2022 brush mowing and maintenance work on Rivers Run's 5 retention ponds banks plus the weeding - \$1,800 plus tax.

Mulching of the three evergreen trees located in a berm between building 1500 and 1700 just south of the transformer - \$150 plus tax.

Our next scheduled RR HOA Board Meeting is January 10, 2023.

Our Board meetings are on the second Tuesday of the odd months. They will start at 4:00 p.m. except for the September/Annual meeting which will start at 5:00 p.m. Notification will be sent via email of any change to the schedule.

Linda McLaughlin on behalf of The Rivers Run Board of Directors