

RR HOA Board Meeting, July 21, 2021
Via Zoom Videoconference

Call to Order: 4:02 p.m.

Board members present: L. McLaughlin, C. Kastner, M.J. Thomas, J. Galvin and C. Lee; Crofton: Connie Simmons, not in attendance

Community members present: F. Weinstein, C. Finch, J. Thomas, M. Kastner, A. Drenk, J. Jackson, C. Andrews, M. Horyczun, M. Mayernik, C. Galvin, G. Robbins, J. Birk, D. Linscott, J. Eng, J. Michael, L. Lee

Approval of May 11, 2021 Board Meeting Minutes: J. Galvin moved to approve; C. Kastner seconded. The motion was passed 5-0.

Committee Reports

Hospitality – M.J. Thomas

- Condolences given to Fred Weinstein on Natalie Weinstein's passing
- Greeted the following new community members:
 - 101 – Anthony Santelli and Susan Murray
 - 103 – David and Cheryl Honsberger
 - 301 – Paul Levitt
 - 1201 – Mike Horyczun and Michele Mayernik
- Committee members are Wanda Fischer, Carol Schmalzbauer and M.J. Thomas

Policy – M.J. Thomas

- No report

Building and Grounds – C. Kastner

- No report

Finance – J. Galvin

- At the end of June 2021, the HOA reported cash balances of \$44,445.01 in the operating account, and \$190,513.22 in the Reserve account. Account balances show us on target for the established funding schedule to cover our operating expenses.
- The budget through 6 months ending June 2021 shows operations within budget. Budget expenses for 6 months of 2021 were estimated at \$133,195 and actual expenditures totaled \$119,099. Individual accounts within the budget show no significant variance to plan though some timing issues exist. Building Repairs are \$3,500 under plan due to fewer maintenance requests during the colder months and Legal is \$3,000 over plan due predominantly to the Spectrum contract review. Snow removal is \$1,500 under plan and summer ground maintenance is \$2,500 over plan due to our regular ground maintenance budget was not scheduled to start accruing until May and our first installment of \$5,710 was paid in April. All of these items are expected and planned for expenses that will equalize as our plan progresses through the year.

- The Spectrum contract remains in the final stages of negotiations. We hope to have a final document ready for signatures in the near future.
- The review of our Maintenance Reserve has been stalled until later in the year when sufficient Crofton staff time can be devoted to an accurate review of the reserve position. Preliminary review indicates we have some shortfalls that will need to be addressed; however, it is too early to determine an amount until a more comprehensive review can be completed.

Social – J. Galvin

- ~22 people attended Sunday’s event
- Easing into brunch and dinner beginning with outdoor venues with plans to move indoors as weather cools
- Card games to restart soon
- New members welcome for book club
- Clubroom, fitness room and lecture hall (sign up required) at Greenwood Cove are now open

Variances:

- 102 RR Landscaping Around Transformer (6/10/2021) (Approved: 5-0)
- 103 RR Install Front Storm Doors (6/26/2021) (Approved: 5-0)
- 1201 RR Reinstall outside water spigot\faucet (07/17/2021) (Approved: 5-0)
- 1201 RR Install Patio Awning (07/20/2021) (Approved: 5-0)

Contracts:

- Birchcrest Tree & Landscaping; Remove, Replace, Stake and Enlarge Tree Circles
 - Remove (cut low) 3 trees - \$200 per tree, Total \$600
 - Grind Stump of 3 trees - \$125 per tree, Total \$375
 - Replace 2 trees with Siberian or Blue Spruce - \$500 per tree, Total \$1,000
 - Re-stake 1 tree - \$60 per tree, Total \$60
 - Total: \$2,035 plus tax \$162.80 (Approved: 5-0)
- Shutter Painting Bids Northern Buildings (1000, 1100, 1200, 1300, 1400, 1500, 1600, 1800) (Approved: 5-0)
 - Shutter on first floor - \$40.00 per pair (63 pair)
 - Shutter on Second floor - \$54.00 per pair (15 pair)
 - TOTAL Shutter work Cost: \$3,596.40 with tax
 - Gazebo Work:

	2021-East	2021-Riverside
· power wash / prep	\$ 550	\$ 750
· application / staining	\$1,200	\$1,400
· materials	\$ 525	\$ 600
· Cost	\$2,457 w\tax	\$2,970 w\tax

TOTAL Cost: \$5,427.00

- Magic Plowing LLC - Snow Plowing Contract Bid – 2021/2022 & 2022/2023 Development snowplow, shoveling and salting bid; Receive one and two-year bids roughly 6% over previous contract; estimated \$35,000. (Approved: 5-0)
 - Snow Plowing Unlimited Trips \$28,700.00
 - Salting of Roadways (at contractors’ discretion with direction of property mgr.) \$200/Trip
 - Salting of Cul-De-Sac (at time of salting roadways upon request) \$100/Trip
 - Salting of Cul-De-Sac (if requested at different time other than roads) \$200/Trip
 - Calcium of walkways (at time of plowing and salting roadways, upon request) \$200/Trip
 - Calcium of walkways on request separate from plow trip \$250/Trip
 - Shoveling sidewalks on request separate from plow trip \$250/Trip

Old Business

- Review bid proposals to repair four (4) cement drainage gutters, storm drains and catch basins. Additional information needed, placed on hold until received from Crofton.
 - Magic Seal LLC – four storm drains and catch basins identified as needing repair; \$4,250 each
 - Mark Porretta Excavating Inc., four storm drains and catch basins proposal bid; \$1,500 each.
 - CAI Construction – four storm drains and catch basins, demo and repair bid; \$2,300 each.

New Business:

- Yearly walk around property inspection – C. Lee & C. Kastner
 - Completed by C. Simmons (Crofton Purdue) and C. Kastner last week (7/14/21)
- RR HOA Insurance Renewal – L. McLaughlin
 - Prepared by USI Insurance Services – should be received by next week

Community Update – L. McLaughlin:

- Received the 2020 Audit; will be available on RRHO doc file
- One Board seat open – Jim Galvin will not be running
- Annual meeting will be held on September 14 at 5:00 p.m.
 - Meeting will be virtual
 - Election ballots will be sent out mid-August; must be returned by September 5
- RIT in session mid-August; crew will return to boathouse

Community Questions/Comments:

- Q: If the Spectrum contract is not signed yet, why were monthly fees increased?
- A. The old contract provided for a monthly increase if the new contract was not executed by the termination date, providing for no lapse in service for community residents.

Q: There seems to be an excessive amount of speeding lately. What can be done?

A. When possible, note the vehicle's make, model and license plate. Any additional information would also be welcome. Notify Linda McLaughlin with the information and she will reach out to either Greenwood Cove's management personnel or the RIT Crew Coach.

Meeting adjourned - a motion was made to adjourn by J. Galvin and seconded by L. McLaughlin. The motion passed and was adjourned at 4:44, approved 5-0.

RR HOA Annual Meeting: September 14, 2021

Board Meeting: September 14, 2021