

RRHOA Board Meeting, January 8, 2019

Greenwood Cove First Floor Lecture Room

Call to Order: 5:30 p.m.

Board Members Attending: L. McLaughlin, C. Kastner, J. Galvin, W. Fischer, MJ Thomas and A. Jarrett of Crofton.

Community Members Present: M. Hayes, J. Jackson, A. Kamm, M. Kastner, C. & L. Lee, D. Linscott, L. Nabor, , K. & S. Reed, F. & N. Weinstein

Approval of November 13, 2018 RR HOA Board Meeting Minutes - C. Kastner moved to approve, J. Galvin Seconded. Minutes of 11/13/18, HOA Board meeting passed.

Committee Reports

Finance - J. Galvin

At year end December 2018 the HOA reported cash balances of \$45,567.07 in the operating account, and \$109,905.80 in the Maintenance Reserve Account. The requested adjustment of \$17,829 was not processed by year end. This adjustment was to reverse the transfer of funds made from the Maintenance Reserve for a payment to pay for the driveway top coating that was supposed to be taken from the excess operating funds. Once processed, the balances will correctly reflect year end Operating Cash of \$27,738.07 and Reserve Cash of \$127,734.80. Reserve account balances remain on target with our established funding schedule to cover long-term expenses. Operating cash as adjusted continues to provide a comfortable position to fund operations and some remaining projects in 2019.

The budget through 12 months ending December 2018 shows operations over budget as we planned because of deferred projects from prior years. Budget expenses for the 12 months of 2018 was estimated at \$170,872 and actual expenditures totaled \$183,978.16. Individual accounts within the budget showing major variance from our planned expenditures are building expenses \$8,195.57 caused by paying for a new sign at the entrance and road sealing and crack fill, Summer \$3,218.71 caused by contract price increase greater than we anticipated and tree maintenance over by \$9,281.92 caused by the root crown excavation. All categories mentioned were planned to exceed budget this year using cash reserved to fund the expenses that were planned in previous years. I have 2 outstanding questions on the overage in the Fertilization account \$3868 and an \$1100 charge to the tree maintenance account that Crofton is researching. I will update the board on these items when I receive the information.

L. McLaughlin - Sponsor payments for 2018 of about \$12,690 are up to date.

Manager Report - A. Jarrett

Procedure to monitor and give feedback on work orders.

Once the work order is received, Crofton will write it up and notify the homeowner that it has been received. A. Jarrett will generate a report on pending work orders and send it to the Board monthly. Information on work warrantees is available on request.

The contractor, Elite, was unable to complete gutter cleaning due to cold weather. A. Jarrett talked to the contractor. Depending on the weather, they could do the cleaning in winter or they could put RR first on their Spring cleaning schedule. After a discussion, the Board decided to put off the gutter cleaning until Fall, 2019. A Jarrett will talk to Elite about putting RR first on their Fall gutter cleaning schedule. Individual problems will be addressed by Crofton in the meantime.

Social - J. Galvin

Programs are continuing. Please consult the monthly newsletter

Building & Grounds - C. Kastner

2019 Landscaping Form - B&G is reviewing wording in the forms which will be resolved at the next B&G meeting. Forms will be sent out as an email attachment along with grounds specifications in time for a March meeting with G. Romig.

Night traffic lights - C. Kastner & M. Hayes will walk the areas of concern about headlights coming in the back windows of Building 200 and brainstorm solutions. C. Kastner will present the problem and possible solutions at the next B&G meeting for discussion with the committee.

Hospitality - W. Fischer

Unit 603 has been purchased by Samuel Baxter and Lisa Van Rosendael.

Policy – MJ Thomas

There will be a Spring Clean-up again this year. Details later.

Old Business

Update Retention Pond Discussion with Town of Henrietta – J. Galvin

There may be news by early Spring

Update Solar Power Research Team Update – C. Kastner

Nothing new to be reported.

Fireside Chats - L. McLaughlin

MJ Thomas will send email to community asking for suggested topics.

Bench(s) along walking path – L. McLaughlin

C. Kastner will take pictures of Tinker Park benches and send them to A. Jarrett who will get pricing. After evaluating cost and availability of funds in the budget, it is anticipated that the one bench could be installed in early March.

2019 Landscape improvement projects - L. McLaughlin

We may not have funds for improvements because Spectrum is expected to increase charges. Any decisions will be postponed until we find out how much we will have. A. Jarrett will check to see if we will be getting any increased services and what services or refund we may expect from the settlement between NYS and Spectrum.

New Business

2019 Retention Pond Bank Maintenance – L. McLaughlin

Birchcrest is reviewing our specifications. We expect something from them by mid February.

Contracts that expire in 2019 – L. McLaughlin

Refuse Collection Contract expires June 30, 2019 – A.Jarrett will negotiate for lower rate.

Snow Plowing Contract expires April 30, 2019 - Should be discussed before fall.
HOA Insurance, expires July 31, 2019

Property Management, expires Dec 31, 2019

Driveway Divots - Some of the driveways that had top coating work done on them have “pot-hole” like divots in them where the access to the sewer water covers are. The contractor has ordered new caps for water main access. They will install them when the asphalt plants open in the spring.

Variances:

Approved Variances - None

Pending Variance - None

Community Update RE:

New Unit Construction – L. McLaughlin -

Contractor hopes to have 1700 model open and have open house by end of January.

Building 800 will be next, then 900 and finally 100.

Greenwood Cove Property Manager – L. McLaughlin

Sharon T has resigned and Stacy S. is leaving 1/21/19. A new Property Manager, Eric, who is transferring from within Morgan Communities organization, has been hired. He will be assigned solely to Greenwood Cove. Corey is taking Stacy’s place at the desk and will be on site periodically for now.

Security Cameras - L. McLaughlin

Security cameras will be installed in the Club Room and Hallways by the end of January, early February.

Gym - L. McLaughlin

New equipment is in storage. Greenwood Cove management is working on getting the new facility finished and it is hoped the room will be completed in two to three weeks.

Response to Community Member Comments

A.Jarrett is aware of Waste Management ownership changes.

L. McLaughlin will send A.Jarrett a listing of the streetlights that are not working.

She will also notify The Hill about the lights along Fairwood Drive that either are flickering or are out.

Residents are asked to notify C. Kastner if they see non-residents parking in the 200-300 guest parking area. Note licenses if possible.

C. Kastner will investigate need for light near Building 1800.

We will look into putting a No Smoking sign on the two gazebos. Additionally, we will ask Greenwood Cove to remind their residents that RR is a no smoking campus and to pick up their litter including cigarette butts.

C.Lee will send C.Kastner an email about a free seed program.

Meeting Adjourn - W. Fischer moved the meeting be adjourned. C. Kastner seconded. The motion was passed. The meeting adjourned at 6:35 pm.

Next Meeting: March 12, 2019

NOTE: Remember to bring your door fob

/wf & lm