

RIVERS RUN HOMEOWNERS ASSOCIATION
ANNUAL MEETING

September 11, 2018 - 5:30 pm
Greenwood Cove, Lecture Room

Call to Order: 5:35 pm

Board Members Present: L. McLaughlin, C. Kastner, J. Galvin, W. Fischer, MJ Thomas and A. Jarrett from Crofton/Purdue

Interpreters: Kaylna Sytch and Lauren Dearman with Sign Language Connections, Inc.

Community Members Present: B. & R. Alconero, B. Brent, S. Courter, J. Driscoll, J. Dwyer, J. Eng, C. Galvin, C. Gnasso, K. Hayes, M. Hayes & L. Nabor, R. & J. Hazard, A. Kamm, M. Kastner, C. & L. Lees, C. & H. Maslich, B. Mayville-Letter, S.& B. McVay, J. Michels, B. & M. Peters, K. Petras, L. & S. Quinn, S. & L. Rausch, S. & K. Reed, B. Reid, E. Sayers, C. Schmalzbauer, M. & W Schmitt, P. Stoeckl, J. Thomas, S. Wohlers, N. & F. Weinstein.

Approval of Minutes: C.Kastner moved to approve 2017 Annual Meeting Minutes. J. Galvin seconded. The motion as approved.

Proof of Notice of Annual Meeting: A. Jarrett reported the notice was sent out July, 27, 2018.

Welcome:

L. McLaughlin reviewed meeting format and introduced current Board Members. We had an HOA quorum. Thirty three units attending, six proxies for a total of thirty nine of our forty seven units represented at this Annual Meeting.

W. Fischer Introduced:

New community members:

Mary Hayes & Leo Nabor	203	November, 2017
Martin & Brenda Peters	1003	April, 2018

Kenneth & Shirley Reed	501	July, 2018
Cheryl Lee & Lisa Lee	202	July, 2018
Beverly Mayville-Letter	1802	September, 2018
Community members who moved out:		
Martha Lays	203	October, 2017
Alison Sasiadek	202	July, 2018
Deborah Barsel	1802	July, 2018
Beth Vanfossen	501	July, 2018
Mehdi (Mo) Mohtashemi	502	Spring, 2018
Community members who passed away		
Julian Braiman	1202	February, 2018
Lewis Neisner	501	March, 2018

2018 Accomplishments: C. Kastner

- Completed the 2018 budget and calculated 2019 budget
- Budgeted, reviewed bids and awarded contracts for enhancement sites 1, 2, 3 and 5 (installed)
- Reviewed bids and secured contracts for: summer maintenance, winter snow removal, trash pickup, chemical treatments, road maintenance, insurance coverage and property management, maintenance on five retention ponds and wildflower seeding.
- Assessed a need for a tree maintenance contract, established a budget, Scope of Work, reviewed bids and awarded contract.
- Chaired committees for: social activities, buildings and grounds maintenance, hospitality and policy (special thanks to all committee members)
- Collaborated with Henrietta Town Supervisor to address RR issues.
- Collaborated with RR community member to organize and implement Dryer Vent Cleaning Program
- Collaborated with RR community members to organize a committee to investigate “community solar power.”
- Collaborated with RR community members to create an ongoing RR clean-up event.
- Researched and created RR maintenance checklist and schedule.
- Revised RRHOA maintenance matrix responsibilities.
- Researched and created safety maintenance checklist.
- Established a fire safety and “grilling policy” for insurance purposes.
- Maintained RR website

- Reviewed, maintained and archived RR documents
- Held six open session community meetings and had an additional six Board of Directors working sessions to conduct RR business plus an additional six executive sessions to address specific RR issues including meetings with our sponsor, contractors, builders, Town officials, RR attorney, Greenwood Cove administrators and RR realtors.
- Compiled community Landscape Requests
- Reviewed and approved 24 variances
- Reviewed and expensed 59 “work orders” submitted by 30 residents totaling \$5,927.74

Financial Review: J. Galvin

At the end of July 2018, the HOA reported cash balances of \$49,762.23 in the operating account, and \$115,751.64 in the Reserve Account. The Homeowner Funded Reserve was used to fund two landscaping enhancements recently completed and this depletes the existing balance in that account. Maintenance Reserve account balances remain on target with our established funding schedule to cover long-term expenses.

The budget through seven months ending July, 2018, shows operations within budget. Budget expenses for the seven months of 2018 were estimated at \$101,918 and actual expenditures totaled \$101,346. Individual accounts within the budget, with the exception of Tree Maintenance where we spent a little over \$15,000, show no major variance from our planned expenditures.

For the remainder of the year we will continue to proceed with our plan to complete projects that were previously placed on hold. We just completed seal coating of the driveways and cul de sac areas and plan to complete the final topcoats on the driveways for the 1000, 1400, 1500 and 1600 platforms. We will also review a list of repairs that a recently completed property review revealed as needing attention in the near future. Throughout the remainder of the year we will continue to spend excess operating cash we accumulated in anticipation of performing these tasks

2019 Proposed Budget:

We are proposing a budget with anticipated revenues of \$205,588 and expenses of \$221,458. We anticipate this proposed shortfall to be covered by continued sponsor contributions and the remainder of our operating excess cash. The major points of concern in the budget for next year are in the building repair category which was increased by 9% to meet projected expenses and in our Snow Removal category that we have been able to maintain stable by controlling the frequency with which we salt our roads. However, Mother Nature does not always cooperate with our best laid plans. We do have opportunity to roll back our continued plan for tree maintenance if we need to find a few extra dollars to fund other necessities. But a few years ago we decided to treat our trees as an investment and planned to spend money to assure that the approximately 131 trees now on our property grow into fine mature specimens despite our challenging soil conditions.

Election: A.Jarrett Introduced candidate J. Galvin. She called for additional nominations, closed the nominations and called for vote. J. Galvin was unanimously elected by a show of hands for another term.

Board President Comments: L.McLaughlin thanked the Board, A. Jarrett, the Interpreters and asked everyone to help by joining committees.

Actions as a result of community member suggestions:

- A.Jarrett - Crofton is following new policy of acknowledging all emails.
- L.McLaughlin reminded us that the RIT Crew Coach will take action when we report information about the vehicle: make, model, color and/or license plate numbers of speeding students. The suggestion of speed bumps has been tabled/rejected.
- L.McLaughlin will investigate the possibility of RIT Security coming around during the times the students are here to help control speed.
- The Board will investigate placing a stop sign at the intersection of Fairwood and Rivers Run (lower exit from Greenwood Cove and entrance to Rivers Run)
- The Board will look into adding two members in an apprentice or internship role. This would require a special vote of the community to change the Offering Plan. It was suggested that interested people be included in the conversation.

- A.Jarrett will work with Manel Paving to try to schedule the remaining paving work on a Monday or Friday.
- A.Jarrett is waiting for contractor bid response to questions about their bid on rotting wood replacement.
- It was suggested that more trees be planted to shield residents from increased traffic headlights.
- The builders are hoping to have 1700 shell complete by October along with the model. The rest of the building interior will be finished when there are buyers.
- The Board is discussing the suggestion of a club house. It would be expensive.
- L.McLaughlin will talk to RIT about making the land next to the Boathouse into parking to relieve congestion on the road.
- L.McLaughlin will bring up the issue of one entrance fob per family with Greenwood Cove management.
- L.McLaughlin is aware of the problem of roots in the pathway creating holes. She has talked to RR Holding who will be fixing the problem.

Adjournment: J. Galvin moved the meeting be adjourned, C. Kastner seconded. The motion passed and the meeting adjourned at 6:40 pm.

/WFischer, HOA Secretary
LMcLaughlin, HOA President