

AGENDA
RR HOA Board Meeting, Tuesday, March 8, 2022
Via Zoom

Call to Order: 4:00 p.m.

Board members present: L. McLaughlin, C. Kastner, M.J. Thomas, J. Michels and C. Lee, Crofton: E. O'Connell

Community members present: L. Lee, A. & D. Drenk, J. Eng, M. Carlson, J. and C. Galvin, J. Thomas, W. Fischer, L. Musgraves, D. Stephenson, R. Biedenbach, B. Lindholm, G. Robbins and J. Birk

Approval of January 11, 2022 RR HOA Board Meeting Minutes: M.J. Thomas to approve; C. Kastner seconded. The motion was passed 5-0.

Meeting Ground Rule

Variances – L. McLaughlin

- None

Contract(s) Awarded – L. McLaughlin

- Birchcrest Tree & Landscaping; 2022 lawn fertilization \$5,504 plus tax was approved (3-2).

Hospitality – M.J. Thomas

- Welcome Allen and Barbara Myers - 1202

Policy – M.J. Thomas

- No report.

Building and Grounds – C. Kastner

- No report.

Electronic Communications – C. Lee

- Wanda Fischer, Michele Mayernik, Michael Horyczun and Julian and M.J. Thomas have redesigned the Rivers Run Cottages website. This is a site that Wanda previously hosted as a selling tool for Realtors to serve as an informational website for both potential and current homeowners.
- The Members Only area, which will require a password, will house the Community Newsletter, Cottage Directory, Financial Statements, HOA Board meeting minutes, vendor contracts and useful information for our community.
- A flyer will be sent to all homeowners in March announcing the website.

Social – J. Galvin

- A Social Committee meeting is scheduled for March 8. As Covid rates have dropped and mask restrictions lifted at the Cove (except for the Lecture Hall), events will be planned for late March and April and will be detailed in the upcoming newsletter.

Finance – J. Michels

- At the end of February 2022, the HOA reported cash balances of \$43,046 in the operating account and \$194,722 in the Maintenance Reserve account.
- The budget through two (2) months of the current calendar year shows the Operations Account at \$5,647 under budget at month end and \$1,097 under budget YTD.
- Snow Removal costs are currently \$7,063 and under budget, but we must await expenses for March, April and next winter.
- The repair work at unit 701 was completed and all insurance deductible and recoverable depreciation expenses totaling \$7,345.56 have been returned to operations.

Old Business – C. Lee

- Landscaping forms have been received from the majority of cottage owners. A follow up email will be sent to all who have not yet submitted a form. All forms and a summary will be submitted to G.J. Romig next week for the 2022 season.

New Business

- The Board is currently researching consultants to advise on maintenance of the five retention pond's banks.
- The refuse contract is up this year. Bid requests have been sent to Suburban, Waste Management, Kinsella and Coakley.

Community Update – L. McLaughlin

- Magic has been made aware of lawn damage due to plowing.
- The Spectrum tower behind building 1300 that was damaged in September of 2021 has not been fixed. Crofton to follow-up with Spectrum.

Community Member Questions/Answers and Comments/Responses

Q. Is it possible to have a recycle tote?

A. Yes, there is an annual fee. Contact Suburban Disposal to make arrangements.

C. There seems to be lots of dog poop around.

R. An email will be sent to RR residents and the managers of Greenwood Cove and The Hill requesting them to remind their residents to pick up after their pet(s) and properly dispose of waste.

C. After the spring pond bush hogging, there is interest in planting (dirt bombs) wildflower seeds. Finger Lakes CC advises that brush hogging be done in the spring. Nothing should be done in the fall to provide for the birds.

A motion was made to adjourn at 4:44 by L. McLaughlin and C. Lee seconded. The motion was passed 5-0.

Next Board Meeting: May 10, 2022