

RR HOA Board Meeting, May 12, 2020
Via Videoconference

Call to Order: 3:02 p.m.

Board members present: L. McLaughlin, J. Galvin, C. Kastner, M.J. Thomas, C. Lee and S. Brandon with Crofton Purdue

Community members present: N/A

Approval of March 10, 2020 RR HOA Board Meeting Minutes. J. Galvin moved to approve; C. Kastner seconded. The motion was passed.

Committee Reports

Building & Grounds – C. Kastner

- Spring walk around not completed yet due to wet weather and stay-in-place order; will reschedule for June/July time frame;
- 2020 is the last year for Romig and Birchcrest's contracts.

Hospitality – M.J. Thomas

- Welcome visit: contacted 802 – no response yet; contacted 502 and left welcome basket at door per their request; owner of 903 currently out of town, will reach out again to see if they have returned
- All necessary cards mailed

Policy – M.J. Thomas

- Emergency Preparedness Plan done and sent to Board for review

Social – J. Galvin

- No events currently being held; G. Phelps doing a great job with weekly “conversations;” Book Club meetings resuming next week in an outdoor format (weather permitting) or video

Finance – J. Galvin

- At the end of April 2020 the HOA reported cash balances of \$37,455.34 in the operating account, and \$154,754.78 in the Reserve account. Account balances show us on target for the established funding schedule to cover both long-term expenses and our operating expenses. We expect to conduct a review of the accuracy of the Reserve Account projections before September to ensure we are accruing neither too much or too little to fund our long term needs.
- The budget through four months ending April 2020 shows operations well within budget. Budget expenses for the four months of 2020 were estimated at \$74,010 and actual expenditures totaled \$58,402. Individual accounts within the budget varying from our planned expenditures basically represent timing issues. For example, our January cable bill was paid in December and no bill was paid in February causing a \$7000 variance. The final snow plowing bill expected to be around \$5,500 for March was not received in time to be paid and will be reflected in next month's payments. Building repair is estimated at a level \$1000 per month; however, we have spent only \$1,719 in the usually slower winter months.

Once these bills are properly reflected and we enter the summer months when our spending increases both our cash position and our budget will be closer to planned levels. Finally, our sponsor is past due about \$4,000. We expect this payment to be in our hands in a few days due to an oversight at the last closing.

- We continue to demonstrate sufficient cash on hand both in operating and maintenance reserve to handle planned expenses. However, our 2020 budget remains extremely tight and we are still planning that some of our third year of tree maintenance will have to be paid from our maintenance reserve.

Cable Renewal:

- Initial renewal offer received from Spectrum; negotiations will continue for multi-year contract with increased bandwidth; current contract expires in early 2021

Variances:

- 1601 – request to replace dead bush in front bed with three new bushes; 5 approved
- 1701 – request for install flag pole on garage wood frame; 5 approved
- 1701 – request to install one storm door; 5 approved

Old Business:

- First Fireside Chat subjects will be Variances, Foundation Bed Landscaping and RR HOA information page; will be scheduled for end of May/beginning of June
- 2020 Asphalt maintenance contract awarded to Magic Seal LLC; spot areas in the 1200-1400 and 1801/1802 driveways will be addressed – 5 approved
- 2019 Audit not received from Crofton to date

New Business:

- Two Board seats up for election in September

Community Update:

- New Home Sales – Once the NYS Executive Order is lifted, sales can resume
- Construction Re-Start – effective May 15th
- Ann Drenk (#803) has face masks available to community residents

Community Member Questions:

Q: This past winter the paths were not plowed. The last I heard the HOA was discussing this problem with the owners. What was the resolution?

A: Status of winter path maintenance; received an estimate to clear the path of \$6,000 cost to community residents; working with Greenwood Cove property manager and our attorney researching new owner of Cove to discuss their responsibilities,

Q: Where are we with chimney inspections to preclude what happened at Unit 1403?

A: The chimney caps and roofs were inspected on 10/30/19 by Crofton Purdue maintenance. Their report stated that they inspected chimney caps and roofs on all buildings. They also inspected plumbing boots and furnace stacks, checked for missing vent covers, re-secured any loose screws on the caps and re-secured any loose siding.

Q: Do we currently have an HOA attorney?

A: Yes. In 2017, a search committee was formed of volunteer community members to search for a new HOA attorney. After narrowing down the field to a few candidates, the RR Board interviewed the candidates and selected an attorney with Harter Secrest & Emery LLP, whose practice areas include real estate law, including residential and commercial development and HOA's and has the support of the rest of HSE team.

Q: Since the change in the sponsor's partnership and re-characterization of the apartments, where do we stand with respect to what was promised in the offering plan?

A: Currently our attorney is working with RR Holding's attorneys with respect to items within the offering plan. This process has become more difficult since the indictment of one of the partners and the apartment property's numerous changes in management. We will report back to the community once we have something to report.

Meeting Adjourned - Moved to adjourn by C. Kastner and seconded by J. Galvin. The motion passed and the meeting was adjourned at 4:42 p.m.