

AGENDA  
RR HOA Board Meeting, Tuesday, January 11, 2022  
Via Zoom

Call to Order, 4:05 p.m.

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

Community members present: S. McVay, A. Drenk, L. Lee, C. Finch, J. Eng, M. Carlson, J. and C. Galvin, W. Fischer, L. Musgraves and D. Stephenson

Approval of November 9, 2021 RR HOA Board Meeting Minutes: C. Lee moved to approve; C. Kastner seconded. The motion was passed 5-0.

Meeting Ground Rule

Variances – L. McLaughlin

- 604 RR – Add a 3-Season Sun Room (5-0)
- 1603 RR – Temporary Dumpster (5-0)

Contract(s) Awarded – L. McLaughlin

- Pete Bauman Painting Contractor Inc.; 2022 painting contract to paint the exterior doors and wood areas on 14 buildings (46 units) \$15,500 plus tax (5-0)
- AGR Remodeling LLC.; Gutter cleaning \$1,000 (5-0)
- Birchcrest Tree & Landscaping; 2022 Tree and Shrub Health Care & Pruning \$11,421 (5-0)
- Engagement letter to Bonn, Dioguardi & Ray, LLP; annual audit ~\$1,500

*Finance* – J. Michels

December 2021 Year End Financial Report

- At the end of December 2021, the HOA reported cash balances of \$33,863.94 in the operating account, and \$188,128.44 in the Maintenance Reserve account.
- The budget through twelve (12) months of the calendar year ending December 2021 shows operations at \$6,995 under the 2021 operations budget. However, this was primarily due to Spectrum and Real Estate Tax bills having been paid in December 2020.
- Snow Removal was the largest under budget figure at \$5,380 under budget while Electric was \$1,759 under budget. Over budget items include Legal costs at \$2,104 over budget for contract negotiations for cable with Spectrum, summer maintenance at \$1,244 over budget, and Insurance with Travelers Insurance Co. at \$709 over plan due to the new payment plan.
- The review of our Maintenance Reserve is still being conducted and large shortfalls are expected. Crofton has provided us with a partial preliminary update of the Maintenance Reserve. Crofton expects to provide us with an updated draft Reserve plan before end of winter for our review, input, and discussion. With labor and material cost increases, prime consideration must be given to the projected costs associated with road, driveways and roof repairs. Anticipating that this review may continue into the first quarter of 2022, we will continue to hold the operating funds in the operating account pending its completion.

*Hospitality* – M.J. Thomas

- Welcome Christine Karr - 201

*Policy* – M.J. Thomas

- No report.

*Building and Grounds* – C. Kastner

- No report.

*Social* – J. Galvin

- Successful wine tasting with 16 people participating. Thank you to Karen Petras for the use of her home and wine glasses.
- Game Day at the Cove (Mexican Train) was only attended by 6 people (the low turnout presumed to be Covid related)
- Hiatus for social events for January. Book club will continue; however, men's breakfast cancelled.

Old Business – L. McLaughlin

- Internet\Cable TV Research Committee – L. McLaughlin  
Thank you to J. Thomas and J. Hazard for their work on researching companies and to J. Galvin who helped throughout the whole process, including contracting negotiations. Thank you to J. Eng for sharing information regarding DTA boxes.
- Reserve study – Crofton sent a partial reserve study with a lot of information to review. Crofton is conservative in their estimates. We need to look on how to lower extended costs; however, we will wait for the complete study before sharing with the community.

New Business

- Landscaping forms – start preparing for upcoming season. Any community members interested in participating should contact a Board Member.
- Positive feedback was received regarding the new light by 1501. A second LED light was installed last week between cottages 401 and 504. S. McVay states that the light seems better than the previous bulb and not as intense indoors. There was a suggestion to replace several lights at a time, but this is cost prohibitive with 34 lights. Conversion cost is ~\$225 per lamp.
- A meeting with Birchcrest regarding the ponds will be scheduled based on board members' availability.
- A suggestion was made to reduce the RR board meetings to four per year with March and July's meetings eliminated. The idea was rejected at this point in time by a vote of 2-3; however, it was agreed to be reviewed again in July. The schedule will remain as previously distributed.

Community Update – L. McLaughlin

- Second LED Conversion by 504 RR.
- The RR Cottages website, <https://www.riversruncottages.com/>, has been renewed for two years; a login will be added for RR members to access community information.

## Community Member Questions/Answers and Comments/Responses

C. My wi-fi speed is less than expected.

R. For issues with internet speed, call Spectrum/Customer Residential Bulk Contact at 877-647-7732 or 833-697-7328.

C. There has been mention of a pending financial issue.

R. The issue mentioned deals with a specific homeowner and is confidential.

Q. Will there be a special assessment?

A. The reserve study has been under review for the past year. With the costs for labor and materials going up, the community may have dues increased in the future. No assessment is projected at this time sooner than 2030. The information should be available no later than the annual meeting.

Meeting was adjourned at 4:48.

Next Board Meeting: March 8, 2022