

## **RR HOA Board Meeting May 10, 2016**

5:30 pm in Greenwood Cove Lecture Hall (Remember to bring your door fob)

**Board Members Present :** H.Maslich, L.McLaughlin, J.Galvin, W.Fischer, C.Kastner

**Community Members Present:** S. Braiman, M.&B. Brent, M.Carlson, D.&B. Doane, J. Edgar, J. Engdahl, C. Galvin, C.Gnazzo, K.Hayes, J. Jackson, S.& B. McVay, K.Petras, L. Quinn, C. Schmalzbauer, W.Schmitt, MJ Thomas, N.&F. Weinstein, S. Wohlers,

**Approval of Minutes:** L.McLaughlin moved to approve the minutes of March 8, 2016, meeting. W.Fischer seconded. The motion was passed

### **Committee Reports:**

*Buildings and Grounds* - C. Kastner. B&G has reviewed landscape costs and created a list of potential routine maintenance checks. C. Kastner walked around and took pictures of the units of concern as listed by Romig. He found two dead trees in foundation planting areas, units 201 and 204. 204 had a cherry tree in the front corner and 201's was in the front corner also. In 201's case, replacement is the homeowner's responsibility as she planted it originally. C.Kastner also reported that the stone pile is not entirely gone. H. Maslich will send a note to Sally Wolff (Crofton) to find out when Romig will finish taking the stone.

*Finance* - J. Galvin, H. Maslich said the insurance company has sent us a check for \$8,350 to cover the Hosmer snow plow road damage. The insurance company will go after Hosmer. Depending on how that works out, we may get our \$1,000 deductible back.

J.Galvin reported that our checking account is bloated by the \$8,350 which was deposited into the operating fund. He will ask J.Manetta to move it into the maintenance reserve until we decide how to use it. The checking balance is \$36,218.87. Subtracting the \$8,350 will make it \$27,858.87 The disbursements also are reduced by \$8,350 because it was put into building supplies account . Disbursements were \$17,650 which is bloated by \$4,000 because we got the last snow and first mowing charges in April. Beginning cash balance was \$43,000 less expenses leaving us approximately \$27,868. Maintenance reserve account is on target at \$70,000. We have regular reserve payments and have \$920 in the landscape maintenance reserve from the Time Warner fee reduction money. The account is in line and we will add the \$8,350 from the insurance settlement.

We are not seeing the the remaining units being built as soon as we thought, so we want to see what happens if we don't finish the build out. We should be OK. By the time we do roads etc, we should be in good shape, but we want to take a look and see what the impact will be. We will ask J.Manetta to adjust for fewer units and see the effect.

Our budget is on target in all areas except electric which is \$600 below budget. The refuse bill is \$400 below contract amount and snow is \$7,080 below budget at this time. We anticipate November and December should be maximum about \$10,000 and we should have about \$10,000 left. L. McLaughlin asked if Morgan Management is paying back the electric cost for the Rivers Run street sign. The electric bill for the sign meter has been transferred back to them.

J.Galvin went to the Assessor's Office to ask about assessments since there was one sale in 2015 and others are for sale below assessed value. He was told that the sale would have to have taken place before July, 2015 to reduce assessment for this period. They need three sales, not estate sales, to reconsider. They have been looking at us and would give some credibility to sales that have been on the market for a long time. However, there are similar properties selling at value. It is hard to determine why property is being impacted the way ours is. J.Galvin has a few copies of the form to be filled out to request reassessment. They can be picked up at the Town Hall and are on line also. It was indicated that an independent appraisal would not affect the process. Appeals must be submitted by May 24. If you disagree with that decision, you can take it to the state. L.McLaughlin looked at sales locally and it seemed to her that the only difference was location.

H.Maslich said there are a number of programs to help with taxes: STAR and Enhanced STAR and Senior Limited Income allow lowering of assessment. Senior Limited Income has a high threshold of income eligibility and gives reductions of 10% to 50% on a sliding scale. There is a time deadline of March 1. Information and forms are available at the Assessor's Office.

Hospitality - W. Fischer, Dr. Panna Gandhi is in the process of moving into 1302.

Policy - L.McLaughlin.Nothing new. A few people have been asking about the 55 age limit. This has been discussed previously.

This is variance season. Be patient when waiting for approval to allow time for discussion. Remember that while putting in annuals and perennials is OK without variance, don't attach anything to the unit siding or allow any plants to climb up on the unit. We do have a grounds maintenance contract but they feel the more we plant the less they want to deal with the beds.

Social - J. Galvin gave kudos to L. Rausch and W. Fischer for championing adult coloring. Ten came to the first meeting and 16 have expressed interest. Adult coloring is more detailed than the typical childhood coloring books you remember. It also provides an opportunity to express yourself and is even used for therapy. We are using colored pencils but any medium is acceptable.

J.Galvin also noted that in Florida, success is in the quantity of people stepping forward to champion events. So if you have an idea, bring it to the Social Committee.

Bocci season opens Wednesday night.

## **Old Business**

Variance Approvals - W. Fischer

1302, P. Gandhi - New Screen/Storm Doors

701, E. Sayers - 3 Awnings

New 1002, C.Gnazzo - Extend bedding and back patio. The foundation planting falls within the parameters and can be approved. The homeowner will have to decide between lease or sale for the land for the patio which is HOA owned. The homeowner was advised to talk to her attorney, then Crofton. The variance was tabled until she does that.

LMcLaughlin mentioned that variance forms should be sent to the Crofton office. They have an on-line variance form you can use. If people haven't heard anything back within three weeks, they should contact a Board member to follow up.

RR build-out plan - H. Maslich announced that today the lawyers for Crosstown and Morgan/Christa met to negotiate. He just received a call from Gail Morelli of Christa saying the deal has been made. D. Christa has not formally signed because he is out of town but has agreed. Christa/Morgan will remain the sponsor and Crosstown will be the builder. H.Maslich will keep us informed.

Retention pond bank & ground maintenance - L.McLaughlin, RR Holding/Christa has been put on notice that the HOA will take over maintenance of the pond banks and will bill him. Brocollo will do the first maintenance the week of May 9. They will be cutting down some of the woody plants to let the wild flowers come up. The next will be late summer or early fall then one more late season. The cost to us will be \$2,250. Flower seeds would be extra. They also will take care of replacing three dead bushes on the property.

Road Safety update - intersection berm - L.McLaughlin, A reminder has been sent to the community about road safety, especially at the intersection behind Greenwood Cove. It was also sent to RIT, Osher, and Greenwood Cove. It asked everyone to be aware of walkers and bicycles. Morgan Management has been contacted to take steps to improve the berm at the intersection. They are getting pricing on moving the trees to someplace else on the property and if that is too expensive, will look at trimming.

## **New Business**

Fire Hydrants L. McLaughlin, We originally were going to have Crofton paint them. However, today, most of the fire hydrants were painted by the Water Authority. L.McLaughlin will notify Crofton.

Real Estate Signs - H. Maslich noted that some people feel that too many real estate signs are not healthy and don't help sales. What are the rules if we decided not to remove signs? Other HOAs have policies of no signs period, some allow no signs except small ones. The RR rule with respect to signs is that no signs are allowed except for one For Sale sign, 24.5" x 19.5" on a two-legged metal frame. The sign needs to be as close to the unit as possible. The For Sale sign cannot be attached to the outside of the unit in any fashion. The decision to change the rule to no signs at all can be made by a board vote but we need to have a discussion with the community and see what people feel.

RR Public Relations Team - W. Fischer Felt people weren't getting all the information about our community. We plan to brainstorm a list of what makes us different and make a list of actions that might be taken. She will organize the list and send it to the community for additional input. Meeting at 601 at 6:30. Frances' realtor will attend and try to get synergy between the different realtors.

## **Community Members' Comments**

By Email from J Thomas

1. Why was Romig mowing gazebo lot? Isn't RIT responsible? Answer: We aren't paying him. The agreement with RIT is that RR Holding/Christa Morgan will maintain it. Romig just may be doing it as a habit. At any rate, we're not paying him.

2. Can we get RIT to clean up south west corner - old lumber - old electrical, construction stuff, grass clippings . We can investigate.

3. Speed Limit signs. H.Maslich's opinion is that they don't do any good, people blow past them . Don't want to expend money on them. Board agreed.

## **Open Forum**

B. Schmitt asked why Cindy Lowenguth is not involved in current sales. It is because the sellers have signed other realtors. We assume Gar Lowenguth will be the realtor of record for Crosstown but they may use their own realtor.

K. Hayes reported that there have been four successful wine and cheese gatherings with the Greenwood Cove and Cottage people. The first time 40 attended, this last time there were 25. We will wait until later in the season for another. People have been hoping for an ice cream social. Hint to the Social Committee.

K. Hayes suggested that we consider lowering our age limit to 50 to be in synch with Osher. We need to strengthen the link to Osher with advertising. Our rules say we would have to have 80% of the community approve the change of age. The vote could be done at the September (annual) meeting. Other suggestions were to be sure Lifespan had our advertising, S. Braiman. S. Braiman also emphasized we should not be negative in our own comments. C.Gnazzo pointed out GPS doesn't know Rivers Run. J. Galvin suggested publicizing GPS coordinates. J. Engdahl pointed out that people at 50 may still be working and we could lose our sense of community. It was also pointed out that folks in their 50s still may have children under 18 living with them.

B. McVay congratulated the Board on going forward with a retention pond agreement. He also asked about last year's proposed special assessment for the maintenance reserve. We never collected that because we never needed it. For reserve account, over 30-year period, there's a \$5/year increase until we reach full build-out. TW decrease last year was voted into a special landscaping fund.

Shutter painting experiment. We decided to see how the units that were painted go through the summer and see what needs to be done going forward.

F. Weinstein - their Finger Lakes Rose died. If they won't replace, the Weinsteins will replace it themselves. They were advised to go through Crofton to get Finger Lakes to honor the guarantee. L. McLaughlin will put in a work order.

B.McVay - whenever Romig comes there is a safety issue. Is there anything that can be done about the "golf" carts scooting around? Answer - we are in second year of three-year contract which can not be broken without "due cause". C. Kastner is keeping a file of complaints. People should send complaints to him and to Jim Manetta at Crofton. There really isn't any place to put trucks. They do try to park them at the side of the road.

K. Hayes - I requested that no herbicides be spread on my property. Romig uses Roundup. They have landscape forms now. K. Hayes will watch to see if they do it again.

**Meeting Adjourn:** L.McLaughlin moved to adjourn, H. Maslich seconded, The motion was passed and the meeting adjourned at 7:00

**Next Meeting:** July 12, 2016