

RR HOA Board Meeting Minutes  
Tuesday, January 10, 2023  
Via Zoom

Call to Order: 4:02 p.m. by L. McLaughlin

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

Community Members present: G. Robbins, J. Birk. B. Lindholm, A. Drenk, J. and C. Galvin, S. McVay, M. Carlson, J. Eng, R. and L. Biedenbach, D. Stephenson, L. Musgraves. L. Lee, K. and S. Reed and J. Thomas

Variances – L. McLaughlin

- RR 1101 - Install one (1) Larson Tradewinds mid-view storm/screen door w/retractable screen, on the back door of their unit. Approved, 5-0.
- RR 802 - Install three (3) Larson Tradewinds full view storm/screen door w/retractable screen on the front, the east back patio and the west back patio doors of their unit. Approved, 5-0.
- RR 802 - Move their outside furnace vent (located in back of unit) up approximately one foot to allow for the proper duct\vent pitch to their furnace. Approved, 5-0. Although approved, this variance was not necessary as the contractor was able to install new ducts.

Contract(s) Awarded – L. McLaughlin

- LED Tomorrow Energy Solutions - converting 32 RR street lights to LED lights (36 light bulbs) – Project cost - \$8,729, Rebate - \$2,747 final cost \$5,973. Project is a capital improvement therefore no tax. Return on Investment approximately 2 years. Approved, 5-0.
- Birchcrest Tree and Landscaping – perform the 2022 tree pruning\trimming - \$3,000 plus tax. Approved, 5-0. Work to include trees & shrubs that are overgrowing the gutters, touching the building, becoming overgrown and or branches that are dead. They will be doing selective pruning on approx. 50 trees and/or shrubs, including the ones specified in the proposal and by RR HOA Board. Birchcrest will provide a complete list of the trees and shrubs requiring work when complete.
- Birchcrest Tree and Landscaping
  - Perform the 2022 brush mowing and maintenance work on Rivers Run's five retention ponds banks plus the weeding - \$1,800 plus tax. Approved, 5-0.
  - Mulching of the three evergreen trees located in a berm between building 1500 and 1700 just south of the transformer - \$150 plus tax. Approved, 5-0.
- AGR Remodeling LLC – Gutter cleaning of 38 units, \$1,232.20 tax included. Approved, 5-0.
- Crofton Perdue Management – Three-year contract 2023-2025. Approved, 5-0.

Committee Reports:

- Hospitality – M.J. Thomas: Up to date on welcomes.
- Policy – M.J. Thomas: No changes.
- Building & Grounds - C. Kastner: No report.
- Electronic Communication – C. Lee: Reminder to community of RR website and available information there. If any community resident needs assistance navigating the site, please contact me. L. McLaughlin stated that W. Fischer is looking into creating an event calendar for website that will contain refuse pickup days and social events.

- Social – J. Galvin: About 13 people attended the Mexican Train event on January 1 and the chili supper on January 7 was well attended. The Mecate Restaurant dinner outing was cancelled due to weather. There is a need for new committee members, ideas for functions and for individuals to assist with scheduled events. Please contact any committee member if interested or with ideas for future events.

#### Financial Report – J. Michels

At the end of December 2022, the HOA reported cash balances of \$30,638 in the operating account after all reserve payments were made in full, and \$217,510 in the Maintenance Reserve account. The latter includes two certificates of deposit totaling \$150,000 each with a higher percentage interest rate compared to that of our savings account.

The budget through twelve (12) months of the calendar year ending December 2022 shows operations at \$5,687 over budget. This is primarily due our decision to proceed with the door and trim painting of all the units in 2022 rather than extending it over a consecutive six-year period for which we expect increasing costs each year. In addition, last January we had received a \$5,742 invoice from Birchcrest for work performed in 2021. Other over budget items include electric energy cost increases at \$1,988, snow removal at \$3,707, and the combined summer and fertilization expenses at \$1260.

The December 2022 operations expenses were \$15,638 over the monthly budget. This was due to the timing of the Spectrum and snow removal invoices as well as the final billing from Romig for the summer expenses.

Given the considerable increase in our electric bill this year, it appears that our decision to make the LED light conversion was a good choice. Fortunately, the work was performed in 2022 giving us a much larger rebate than what we would have received in 2021.

#### Old Business

Robert Keiffer, PE w\Crofton review of road conditions and recommendations.

The south side road has ½” of topping asphalt and the north side has 1” of topping asphalt. Two options for the road: replace the road or wait and patch over certain areas now. Replacement will cost of approximately \$123,000 does not include cul-de-sac area, the road in front of Greenwood Cove or buildings 1800 or 100. The patch alternative’s cost is approximately \$6,000. Work would include areas on the south side road between buildings 300 and 800. Crofton will request 3-4 bids. It is hopeful that the work will be completed this spring.

#### New Business

##### White Siding/Coil

During work on a patio installation at Cottage 604, water damage was noted under the siding. This was caused by improper installation of the white siding strip and affects the area above and below the white siding strip (coil). Inspection of this area is scheduled for this spring beginning with the end units to ensure there is no damage. If repair for any unforeseen expense is necessary, the cost will be around \$500 per unit and paid for out of reserve monies. Eric at Crofton will contact our insurance agent to determine if this can be processed as a blanket claim for any units with this issue as one claim. Although this project was scheduled to begin in the springtime/warmer weather, work has begun due to current mild weather conditions.

#### 2023 Tree and Shrub Health Care Proposal

L. McLaughlin apologized to the community for sending out an email regarding a proposed contract that was intended for the Board only. Due to the concern of using chemicals, L. McLaughlin

moved to temporarily postpone the vote allowing time for a meeting to be scheduled with Steve at Birchcrest to answer questions. The motion was seconded by C. Kastner and passed, 5-0.

A survey for community residents is being created and will be distributed by the end of February. This will be powered through Survey Monkey and will have questions regarding lawn and landscaping issues, overall curb appeal and potential ways to save money throughout the community.

#### Community Update – L. McLaughlin

- December 23<sup>rd</sup> electrical outage. Crofton contacted RG&E to inform them that we are a community of 58 homes for seniors with various needs for electricity. We are not a top priority; however, they are now aware of our reliance.
- There were two different fireplaces installed at RR. In case of power outages, one version has an on/off switch (please monitor the temperature of bricks/tile around the opening) and the other has a battery backup that allows the fan to work. There is a You Tube video available to explain how to operate the fireplaces when electricity is out. A fireside chat was proposed to provide instruction on this.
- Some pages of the Emergency Preparedness Guidebook are being revised. A Board member will request a current emergency contact from each homeowner. A copy will be forwarded to Crofton to update their records and one will be retained by a Board member in case of emergency.

#### Community Member Comments/Questions

##### Electrical

C.: Thank you for contacting RG&E.

C.: The electrical outlets in my kitchen (GFI circuits) stopped working.

Eric: They get more sensitive and wear out over time and will eventually need to be replaced.

##### Power Outage

C.: There are power banks available at Best Buy, Target or Amazon for around \$20. They will charge a phone for many hours during a power outage.

C.: The Heatilator.com website provides video instruction on starting our fireplaces during power outages.

##### Perimeter Road

C.: Construction trucks use our circle; don't repair the road until projects are complete.

C.: Is it possible to have someone from the Town of Henrietta determine why the road was not initially constructed to the proper depth?

R.: Will talk to the Town Supervisor about this.

C.: RR should hire our own engineer to evaluate the road depth when the work is complete rather than relying on the Town.

##### Lawn Maintenance/Chemical Use

C.: An informed opinion is important. Have Birchcrest speak to the Board, but should also have someone explain the danger of the applications – not just the people that sell the products. Keep RR looking nice, but don't apply everything recommended. The use of pesticides can cause neurological issues. Find sources for other opinions.

C.: The Fairport Library is giving a talk regarding the relationship between Parkinson's and pesticides on a Saturday in January. Maybe they will speak at the Henrietta Library also.

C.: J. Michels asked me (K. Reed) to look into it and investigate issues over time what problems do we want to solve with chemicals and what natural products to use.

R.: RR is not the only group to deal with this situation. There are pre-emergents that are natural, i.e., horticultural oils and Preen has a natural weed preventer.

R.: Birchcrest uses natural oil in the ponds. They do have a source for research.

C.: If we remove bugs from the ponds, the wildlife will leave. Control the bugs, but don't remove all.

C.: It seem like someone is always spraying chemicals.

R.: There are three applications for the spruce and evergreen; three for trees and currently four for the lawn.

Q.: What is being sprayed from the backpacks?

A.: Romig sprays vinegar or round-up from the backpacks. They are surgically, selectively and properly used. Contact a veterinarian regarding the dangers of chemicals.

C.: Contact Ann Dwyer for the name of someone at Cornell and go to the experts. She may have encountered this with horses.

C.: Don't like round-up; there should be alternatives.

#### Siding/White Coil

Q.: What is the concern? Is it a health hazard or does it cause deterioration?

A.: The white siding/coil is located between the vinyl siding and wood shake and was not flashed properly to deflect water. Even with the Tyvek wrap, there is still some plywood damage on the outer wall.

#### Miscellaneous

C.: While in the Lecture Hall at Greenwood Cove, it was noticed that there may be a leak in the ceiling. Osher had pipes that froze.

R.: Eric at Greenwood Cove will be notified of this.

C.: There is trash by the Hill that creates bad curb appeal for our community. Who is responsible for clearing that up?

A.: The Hill's new site manager will be contacted regarding this.

#### Survey

C.: Responses are generally received from people with interest. Hope to have a 50% response from the community.

C.: Caution should be used when reviewing, interpreting and implementing any of the results. The number of respondents should be more than 50% to use the information, perhaps 65% or greater.

Meeting Adjourned: 5:24 p.m. C. Lee moved to adjourn; C. Kastner seconded. Approved, 5-0.

Next Board Meeting: March 14, 2023