

RRHOA Board Meeting, July 10, 201
Greenwood Cove, First Floor Lecture Room

Call to Order: 5:30 pm

Board Members Present: L. McLaughlin, C. Kastner, J. Galvin, W. Fischer, MJ Thomas and A. Jarrett from Crofton Mgt.

Community Members Present: B. & R. Alconero, S. Braiman, C. Galvin, H. Gertsen, S. & B. McVay, J. Michels, V. & D. Phelps, S. & L. Rausch, C. Schmalzbauer, J. Thomas, N. & F. Weinstein.

Guest: Tom George and Dave Garritano of Morgan Management, Gar and Cindy Lowenguth of ReMax Realty

Approval of May 8, 2018, RR HOA Board Meeting Minutes

C. Kastner moved to approve, J. Galvin Seconded. Motion passed.

Guest Speakers:

T. George introduced the Lowenguths and D. Garritano, Director of Operations for Morgan Management, who will be overseeing building here. In response to community member questions, T. George told us that construction has actively started on Building 1700 and the new Osher parking lot. Sales are expected to be slow until the active market in the Spring. The market will dictate the start of the next building. The new units will be universal design. Prices will start in mid \$200,000. Buyers will be allowed to customize interiors. Solar considerations will be up to the individual buyers.

L. McLaughlin asked people to stay away from the building site. If there are concerns, contact Crofton or a Board member.

Committee Reports:

Buildings and Grounds: C. Kastner

Sites 1, 2, 3, and 5 of the grounds improvement plan have been installed.

Thanks to the people keeping these sites watered: Peters, Weinstains, Kastners, Hazzards, Brents and C. Gnazzo. Bushes behind 504 will be planted soon. The limb behind 1603 hasn't come down yet but will be taken care of.

B&G met yesterday to talk about policy regarding standardization and acceptability of landscaping and foundation beds. There will be further information.

Finance: J. Galvin

At the end of June 2018 the HOA reported cash balances of \$52,443.50 in the operating account, and \$120,925.19 in the Reserve account consisting of \$115,006.69 in the Maintenance reserves and \$5,918.50 in the homeowner funded landscape reserve. Reserve account balances are on target with our established funding schedule to cover long-term expenses.

The budget through 6 months ending June 2018 shows operations within budget. Budget expenses for the 6 months of 2018 were estimated at \$85,898.84 and actual expenditures totaled \$84,412.40. Individual accounts within the budget show no major variance from our planned expenditures.

I am recommending some adjustments to the cash positions. The Birchcrest payment of \$15,012 was transferred from our maintenance reserves, however we have ample cash on hand to pay for this expense from operating cash. I recommend we replace the funds in our maintenance reserve and reduce our operating cash. This will adjust previously reported figures to \$37,431.50 in operating cash and \$135,917.19 in our maintenance reserve. With these adjustments our operating cash position will remain very solid and still provides us with ample cash on hand to comfortably handle our normal monthly expenses and the projects we have identified for funding during the remainder of the year. This adjustment will impact our Tree maintenance and Landscape budget item lines for the remainder of the year as we had previously discussed.

J. Galvin made a motion to approve the moving of the Birchcrest payment of \$15,012 from maintenance reserve to operating cash on hand. C. Kastner seconded, vote cast all in favor motion passed.

Social: J. Galvin. Social is maintaining a full series of events: Labor Day barbecue, Mexican Train, Brusters Ice Cream, and Fireside Chats are upcoming. Let Social know if you'd like to have anything else. Keep looking at your monthly news letter and email bulletin.

Policy: MJ Thomas. At the meeting next week the Policy Committee will have a final vote on the safety maintenance list; it will then be sent the HOA BOD for their approval. The committee is reviewing the Matrix of Responsibility and will discuss investigating a grilling policy.

Hospitality: W. Fischer. Beth VanFossen, 501; Alison Sisiadek, 202; and Debbie Barsell, 1802, have moved out. 501 has been sold with closing date of 7/13/18 to Ken and Shirley Reed. 202 has been sold and Cheryl Lee has moved in. 502 and 1802 are on the market.

Old Business:

Driveway sealing and crack filling ; L. McLaughlin presented the options from Manel to crack fill the road and cul-de-sac area and seal coat the driveways and cul-de-sac areas. A motion was put forth for The Board to vote on which option to have done in 2018; Alternative A: Crack Seal road and cul-de-sac and seal coat driveways and cul-de-sac or Alternative B: Crack Seal road only and seal coat driveways and cul-de-sac. Motion seconded by C. Kastner, Vote: four for Alternative A and one for Alternative B. Alternative A was carried. We will tentatively approve the bid in order to get into the schedule. Some drives are sunken or have no top coat. We are waiting on a report from Manel as to which driveways are involved, what needs to be done and cost. Any driveway that is determined to need repair and is scheduled in 2018 will not be seal coated as part of the normal maintenance program. ~~They should not be sealed at this time.~~

Path Bench: Needs further information and decisions: Pad construction, color and size of bench, how to secure, how many, where to put it (them). J. Galvin will talk to M. Hayes and H. Maslich who proposed the idea.

Retention Ponds: A. Jarrett will talk to L. Broccolo about the pruning schedule and why no visible blooms. L. McLaughlin will send picture of the pines by front gazebo which need weeds cut around their based ~~pruning~~.

Walk Around: C. Kastner and A. Jarrett will do walk around next week (week of July 16th).

New Business:

Approved Variances:

- 701 Front Screen Door and Front Portico Ceiling Fan
- 304 Plant tree in back of unit, Front Screen Door
- 602 Install awning over back patio
- 203 Install awning over back patio
- 1002 Install awning over back patio
- 601 Install new outside wiring for new AC unit

Pending Variances:

- 1301 Remove and replace bushes side and back

Annual Board meeting is September 11th. One Board seat is up for election. Let A. Jarrett or board member know if you're interested in running. Proxies will be sent out the first week in August. They need to be signed and returned even if you are planning-attending. If you do attend the Annual Board meeting your proxy will be returned to you when you sign in.

Bush Hogging: RR Holding-Morgan is doing the work. A swath was cut around the 800-900 lots and lot100 was mown. No cut around 1700 because of building activity. There was significant discussion about further cutting down 800-900 area. A straw poll showed the majority of those present favored mowing\cutting down all tall grass and weeds at lot 800 & 900. It was also suggested that there be only one cutting either in early spring or late fall.

L. McLaughlin asked that if possible everyone water their trees and beds at least twice a week during this hot dry weather.

Adjourn: W. Fischer moved to adjourn, J. Galvin Seconded it. The meeting was adjourned at 7:00 pm

wfischer
RR HOA Secretary