

AGENDA
RR HOA Board Meeting, Tuesday, May 10, 2022
Via Zoom

Call to Order: 4:01 p.m.

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

Community members present: A. Drenk, J. Eng, M. Carlson, J. and C. Galvin, W. Fischer,
D. Stephenson, G. Robbins, J. Birk, J. Jackson, C. Finch, S. and K. Reed, M. Mayernik, M. Horyczun
and L. Lee

Approval of March 8, 2022 RR HOA Board Meeting Minutes: C. Lee made a motion to approve;
M.J. Thomas seconded. The motion was passed 5-0.

Meeting Ground Rule

Variances – L. McLaughlin

- 901 RR – Add 2 beds: 1) In the north side along the walkway and on the corner of north and 2) On east sides of back patio and add two plants in the existing back foundation bed (Approved 5-0)
- 902 RR – 3 landscaping projects, 1) Modify the front foundation bed area, remove and replace some of the plants; 2) Extend back foundation bed to in front of the back patio, install walking stones between back patio and transformer bed and add plants; 3) Extend the utility transformer pad bed on the north and south sides, remove and replace current plants and one existing tree. (Approved 5-0)
- 404 RR – 4 landscaping projects, 1) Widen the back foundation bed boarder to achieve nearly straight line to the end of the white privacy fence; remove, replace and add plantings and a stone walking path; 2) Create a new oblong bed in the back of the unit, with the bed being between the back foundation bed edge and the island\berm edge; 3) Modify the existing south side foundation bed by extend the width of the bed; remove, replace and add additional plantings and add a stone walking path; and 4) Modify the existing front foundation bed by extending the width; remove, replace and add plantings. (Approved 4-0, 1 Abstain)
- 404 RR - Install two additional SunPower solar panels on the south front portions of the roof over the unit, (Approved 4-0, 1 Abstain)

Contract Renewals – L. McLaughlin

- Cincinnati Insurance Company, Umbrella, Aug 2022
- The Travelers Indemnity Company, HOA Aug 2022
- Property Manager – Crofton Perdue, Dec 2022

Hospitality – M.J. Thomas

- Welcomed Barbara and Allen Meyers to Cottage 1201
- Cottage 1501 has been sold; Carol Schmalzbauer has moved out
- The Sayers have moved from Cottage 701 and their unit will be on the market soon

Policy – M.J. Thomas

- No report.

Building and Grounds – C. Kastner

- The annual walk around is halfway completed; Eric at Crofton will be back this week to complete the review.
- Grass at the drainage site behind Building 100 is non-existent and needs to be re-seeded.
- Some mailboxes are loose and a work order will be written.

Electronic Communications – C. Lee

- No report.

Social – J. Galvin

- New volunteer for event – Ladies Luncheon on June 24 at 1:00 at Joey B's. Contact Claire Gnazzo.
- Euchre and Cribbage still being held
- Men's breakfast group meeting regularly.
- Book Club meets on May 17th.
- Memorial Day – Walk, Talk and Meet. Bring your own chair and beverage to Cottage 902.
- May 19 – early dinner at Brook House.
- Strawberry Social on June 26 at 3:00.
- Potential lawn games.
- Thanks to Julia Eng for revitalizing the craft group.
- Need a ride to any event? Contact Jim Galvin or any member of the Social Committee.

Finance – J. Michels

- At the end of April 2022, the HOA reported cash balances of \$48,171 in the operating account and \$201,368 in the Maintenance Reserve account.
- Budget operating expenses for April 2022 were \$30,615. We are over budget at month end by \$2,125 due to two snow removal bills being submitted late by the contractor. The tree maintenance budget is over budget by \$5,700 due to some 2021 tree maintenance work being billed and paid in 2022. The budget year-to-date shows operations at \$7109.79 under budget. We maintain a \$48,171.36 balance in the operating account after all reserve deposits have been made in full.
- The repair work at unit 701 has been completed and the town has inspected the unit and approved the work. Final invoices to be paid by the homeowners have been submitted to our insurance carrier in order to receive the final depreciation check.
- Crofton Perdue states that their reserve study is still in progress. However, after a two-year delay in their reporting, our Financial Committee has decided to move ahead with our own reserve estimates and will meet on May 19th to draft the initial reserve and budget estimates for the Board's review. The board currently plans to inform the community regarding the results at the September Annual Meeting.
- Estimates for various items on the Maintenance Reserve list are being collected and a preliminary analysis is underway.

Old Business

- Refuse Collection Contract, July 2022. Bids requested. Suburban Disposable's new rate was received and is \$3.50 per month higher than last contract; Crofton to see if any lower rate available; Waste Management \$3-4 dollars higher than Suburban's new rate; Casella – history of being unreliable
- Magic Seal – RFP status; waiting for review
 - Use of concrete epoxy on road gutter; Gruttadaurio and Domicello Brothers contacted for opinion.

- 2022 Yearly Maintenance Walk Around Review – partially completed, expected to be completed by end of the week.

New Business

- Street lighting potential LED Conversion Study; waiting for two estimates; potential cost for 34 lights will be ~\$10,000; anticipate break even cost in four years
- Organic composting; J. Michels to head up research group to determine any interest; potential for reducing garbage costs by having bi-weekly pickups.
- E. O'Connell to check with G.J. Romig regarding potentially mowing grass every two weeks.

Community Update – L. McLaughlin

- Two RR HOA Board of Director's chairs up for election in September
- Retention ponds:
 - Birchcrest now using a citrus based week killer; the first spray showed results within two hours
 - Finger Lakes Community College and Eastern Monarch Butterfly Farm reviewed our ponds to suggest future planting to allow for more color
- Riverside Gazebo:
 - As noted by several residents and the RIT Crew Coach, there have been young adults using the gazebo between 5:30 and 8:00 p.m. There have been no incidents. RIT Security is patrolling. Should any resident believe that damage is occurring, please call the police first and then contact a Board member.

Community Member Questions/Answers and Comments/Responses

C. There is loose siding on Building 1000.

C. Several comments were made against composting:

- People moved here for convenience and to have all maintenance taken care of.
- Composting would be fine in winter, but not in summer.
- All units have garbage disposals for food waste.
- There is no room in one-car garages to collect food waste.

C. The mailbox for Building 500 is wobbly.

C. Meter box behind Building 600 hasn't been moved and the curb box in front of 1701 not repaired yet. Drop dead date for these items is May.

R. Meter work has begun.

A motion was made to adjourn at 5:24 by C. Lee and L. McLaughlin seconded. The motion was passed 5-0.

Next Board Meeting: July 12, 2022