

RRHOA Board Meeting, November 14, 2017
Greenwood Cove Lecture Room

Call to Order: 5:40 p.m.

Board Members Present: Linda McLaughlin, Cy Kastner, Jim Galvin, Wanda Fischer, and Mary Jane Thomas

Community Members Present: Deborah Barsel, Phil Brown, Bruce & Dorothy Doane, Jane Engdahl, Marilyn Kastner, Jim Michael, Alison Sasiadek, Carol Schmalzbauer, Fred & Natalie Weinstein

Approval of July 11, 2017, Meeting Minutes. J Galvin moved to approve. MJ Thomas seconded. The minutes were approved

Committee Reports

Building & Grounds - C. Kastner

A reminder to Crofton is needed to look at 1201 door. L. McLaughlin will check with Crofton about the resolution on 1603 leak

Finance - J. Galvin

At the end of October, 2017, the HOA had cash balances of \$49,213.65 in the operating account and \$116,599.93 in the reserve account. The reserve account consisted of \$113,441.73 in the maintenance reserve and \$3,158.20 in the homeowner funded landscape reserve. Reflected in those balances was a \$1,000 payment received from the insurance company representing the deductible that was withheld from the original road damage payment and \$1,441.80 was withdrawn from the homeowner reserve and matched by the HOA for payment of the two landscaping sites. The reserve account balances continue on target with our established funding schedule to cover long-term expenses.

The budget through 10 months ending October, 2017, shows operations on budget with the two major exceptions (legal and snow maintenance accounts) discussed in prior months offsetting each other. Budget expenses for the first 10 months of 2017 were estimated at \$147,882 and actual expenditures totaled \$138,553.

Hospitality - W. Fischer

Rivers Run Cottages stylus/pens were introduced and meeting attendees were given one at the end of the meeting.

The Secretary reported that in the future only condensed meeting notes will be distributed. She will keep a recording of meetings until the next one.

Introduction of new homeowners - Sharyl Courter moved into 303 August 31, 2017. Martha Lays has moved out of 203.

Policy – MJ Thomas - Nothing to report

Social - J. Galvin

Social is having full winter schedule. D. Barsel is looking into shredding. Send your information to G. Phelps if you're not getting Social Mailing, to W. Fischer if you're not getting riv run or rrho-talk emails.

Property Manager Report – L. McLaughlin for A. Jarrett. Alicia unable to come due to previous engagement. J. Galvin will send her budget information

Old Business

Contracts

Winter pruning contract - Has gone out. Response due by 11/22/17

Chemical application – 2 of 3 bidders back, waiting for third. Response due by 11/22/17

Grounds maintenance – Has gone out. Response due by 11/22/17

Tree Maintenance - Has gone out. Response due by 11/22/17

Driveway Sealing - to bid in Jan or Feb for driveways only

New Business

Landscaping Reserve Fund Project: We have funds. Need to decide which projects to start. We can put money into enhancing the trees, try to bring the pond banks back to their original condition and decide where to put Bocce field. We want to avoid new construction areas for now.

It was decided that community members could plant in the berms if they have approval of the Board via the variance process.

The Board thanked those who helped care for our two new berms.

RR Sign Correction at the fork of Rivers Run and Fairwood. It was decided to ask Crofton to get pricing of vinyl cover using the old logo. L. McLaughlin will follow up.

Dryer Vent Program

Is not a HOA responsibility. We would need a volunteer to coordinate it. L. McLaughlin will call On-The-Spot to see if they check the booster fans also. She will ask the community if we want to make the vent inspection mandatory. The question is who pays if it is mandatory, HOA or individual? We will vote at next board meeting.

Community Member Comments

J. Engdahl has side dryer vent. Would she have to pay the same as people with attic vents? Answer - Yes, If it was a HOA managed program the charge would go into the HOA fee if mandatory approval.

D. Barsel - too fast drivers. Would it be possible to install speed bumps? Answer - no. interferes with snow plowing and people with canes and walkers.

F. Weinstein – He made a comment that he doesn't shred. He soaks his papers until they fall apart. Then he twists and tosses them.

N. Weinstein - reminded Board to bring art room key to get mic and speakers.

C. Schmalzbauer - Shelly Braiman is in the Hospital. Expects to be home Wednesday.

Meeting Adjourn - J. Galvin made motion to adjourn. C. Kastner seconded. Motion passed

Meeting Adjourned at 6:30 p.m.

Next Meeting: January 9, 2018

NOTE:

- 1) Lecture Hall does not have sufficient heat, dress warmly
- 2) Remember to bring your door fob