

RRHOA Board Meeting, November 13, 2018
Greenwood Cove First Floor Lecture Room

Call to Order: 5:30 p.m.

Board Members Present: L. McLaughlin, C. Kastner, J. Galvin, W. Fischer, MJ Thomas

Community Members Present: B&R Alconero, C. Galvin, K. Hayes, M. Hayes, M. Kastner, L.Nabor, L&S Quinn, S. Rausch, S&K Reed, C. Schmalzberger, E. Schrag, N&F Weinstein

July 10, 2019, RR HOA Board Meeting Minutes Approved

Committee Reports

Building & Grounds - C. Kastner
Discussion during Business Reports

Finance - J. Galvin

At the end of October, 2018, the HOA reported cash balances of \$45,745.55 in the operating account and \$105,103.10 in the Maintenance reserve account. Reserve account balances are projected on target with our established funding schedule to cover long-term expenses.

The budget through 10 months ending October, 2018, shows operations within budget. Budget expenses for the 10 months of 2018 were estimated at \$147,473.60 and actual expenditures totaled \$154,225.28. Individual accounts within the budget show no major variance from our planned expenditures other than building expenses and tree maintenance which were planned to exceed budget this year using cash reserved to fund the expenses that were planned in previous years. I am recommending some adjustments to the cash positions. The Manel payment of \$17,829.00 was transferred from our maintenance reserves, however, we planned to use 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 \$27,918.55 in operating cash and \$122,932.10 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. Our sponsor will be billed for this project and any money received will be credited to the operating account. We can make further adjustments at the end of this year or early 2019.

Finally I am adjusting the insurance category in the 2019 budget by \$1,639 to cover estimated increase in our insurance when the new building comes on line. The increase to the 2019 budget under Insurance approved by the Board. Vote: 5 yes, 0 no

Hospitality - W. Fischer
No activity

Policy – MJ Thomas
A revised HO Maintenance Responsibility Matrix has been published. Changes were made to clarify window and door responsibilities.

Social - J. Galvin
We continue a very active social calendar. Ideas and volunteers are welcome.

Property Manager Report - A.Jarrett - L. McLaughlin

A. Jarrett was unable to attend the meeting. There are no pending issues to report of which the Board is not already aware.

Old Business

2019 Tree Maintenance work - L. McLaughlin

The Board has met with Birchcrest to discuss 2019 tree maintenance. Requests for Proposals have been sent out for chemical treatments along with specification for the five retention ponds bank maintenance. The Board needs to decide on the replacement of some trees.

Retention Pond Discussion with Town of Henrietta – J. Galvin

Five people volunteered for the project. J. Driscoll, C. Lee & J. Galvin met with Town Supervisor. The town has agreed to investigate taking over the maintenance of the flow, not the vegetation. They won't take title to the land itself. We will have to give easement to the Town to allow them access to the pipes. Hopefully, the Town would take action in the first quarter of 2019. There is no indication that we might get a tax break. The amount would be insignificant. R. Alconero suggested the committee seek advice from the RIT biology department regarding vegetation. Anyone with ideas for pond bank beautification should send them to B&G, C. Kastner, Chair or to any Board member.

Solar Power Research Team Update – C. Kastner

Team of C. Kastner, K. & S. Reed and J. Michels are looking into community solar. They have met with the Town Supervisor. The options are either that a community invests in hardware or they invite a company to pay and then sell power back to the community. They discussed panels on the roofs (Not preferable visually or for the fact that most roofs don't face south.) or placement panels on another property. A possibility would be leasing land south of us at the new RG&E transfer station. The committee is still investigating and is open to new members.

Fireside Chats Categories - L, McLaughlin

We're looking for ideas for future fireside chats. Send suggestions to the Board.

Bench(s) along walking path - L, McLaughlin

We should have the money to add one bench in the Spring, estimated installation and pad is \$900. A. Jarrett is investigating a park-type bench.

New Business

2018 Gutter Cleaning - L. McLaughlin

Received bids from five vendors. Elite who did the power washing was selected to do all gutters and downspouts. Will be done this fall. Date to be determined and will be communicated when known.

2019 Retention Pond Bank Maintenance - L. McLaughlin

The 2019 specifications were sent to Birchcrest for review and pricing. A member of the Board will do a walk-around with the contractor.

2019 Landscape improvement projects - L. McLaughlin

Potential sites – Site 8 between 1300 & 1000 and the site between Buildings 1700 & 1500. We suggest moving the site in front of 1500 back to between 1500 & 1700. Before making a final decision as to which site to do, we will talk to the residents to see if they would be willing to water for a few years. It was requested that the community landscaping plan add a berm to block Building 200 from the bus headlights when it parks along the road. M. Hayes will submit sketch to B&G, C. Kastner. L. McLaughlin will talk to Greenwood Coved (Sharon) about the bus standing in the road or possibility of moving pickup/drop off to the back to the building.

Feedback RE: Wood rot repair & power washing contractor - L. McLaughlin

The power washers did a great job. We will look at doing another section of power washing next summer.

We have done some testing and the carpenter put some metal in to replace rotted wood. These repairs are supposed to be good for 10 years. We will tell Crofton to go ahead and utilize this contractor on any future complaints - maybe try to do more than one at a time for cost savings.

Variances - L. McLaughlin

Approved Variances - None

Pending Variance - None

Community Update RE:

New Unit Construction – L. McLaughlin

The Relator has a refundable deposit on the middle unit. When 1702 is sold, 1703 will be the model and will be done by the end of December/beginning of January. There will be a private open house for the community. Some foundation planting is being done. When two units are sold, they will move to the next building, hoping for January or February start. We don't know which building will be next.

Snow Plowing, salting, shoveling – Same contractor as 2018, Magic Plowing - L. McLaughlin
Magic will plow when we have three inches of snow or more. They will plow within two feet of vehicles left in driveways and in front of garage doors. They will hand shovel behind cars and in front of garages. Sidewalks will be done only when driveways are done. Let Crofton know if additional sidewalk clearing is needed. Salting will be done only when needed. Driveways will not be salted.

Research Project - L. McLaughlin

L. McLaughlin suggested we do some research on grant monies that might be available to 55 plus communities. Anyone interested, please let her know.

Response Community Member Comments

It is OK to put garbage out the night before in the winter, but try to keep the roadways clear for the plows.

By 3rd week in December, there will be a letter from Crofton about next year's HOA Fee (\$290) and a copy of the 2019 budget.

The sponsor has been making payments on schedule.

Meeting Adjourn

J. Galvin moved to adjourn the meeting, C. Kastner seconded. The motion passed. The meeting was adjourned at 6:50 p.m.

Next Meeting: January 8, 2019 at 5:30 pm in Greenwood Cove Lecture Room

NOTE: Remember to bring your door fob

WFischer/L. McLaughlin