

RIVERS RUN HOA BOARD MEETING, Tuesday, November 11, 2015, in
Greenwood Cove Lecture Hall

Call to Order: 5:30 p.m.

Board Members Present: H. Maslich, L. McLaughlin, J. Galvin, W. Fischer, C. Kastner, & J. Manetta

Community Members Present: R. & B Alconero, S. Braiman, B. & D. Doane, J. Engdahl, J. & R. Hazzard, K. Hayes, J. Jackson, M. Kastner, K. Petras, C. Schmalzbauer, W. Schmitt, B. Vanfossen, F. & N. Weinstein, C. & J. Wellers,

Approval of September 9, 2015, meeting minutes. L. McLaughlin moved to approve, C. Kastner seconded. The motion was passed.

COMMITTEE REPORTS

Buildings & Grounds - C. Kastner, nothing to report

Finance - J. Galvin - We are holding at a \$7,000 deficit. The attorney bill has yet to come in. It will be around \$1,000. We are on target for other accounts except for tree maintenance. We have \$18,500 cash on hand at the end of October. The Maintenance Reserve is at \$58,472 with \$62,447 required by January 1. We have \$2,085 per month going into the Reserve.

The HOA fee for next year will be \$275. (plus Time Warner)

We agreed to use \$5 per unit per month being saved on the Time Warner fee to set up Landscape Reserve Fund, with \$230 per month going in. J. Manetta will set up the separate fund. Time Warner is hard to monitor monthly because of prepayments which go into the Operating Fund at present. J. Manetta will see if it can go into the right account.

Hospitality - W. Fischer - The Forever Young Initiative (FYI) is very active, accumulating a lot of data, and has published it's first newsletter. We will try not to overwhelm people with information and just publish the newsletter monthly. File of Life refrigerator magnets have been distributed to everyone. If anyone wants another, we have a few left over. Contact W. Fischer.

Policy - L. McLaughlin - The Town of Henrietta has sent us sewer and waterline easement documents which were never signed. H. Maslich has now signed them. However, the Town won't file them until the easement is signed by Rivers Run Holding and by RIT. Once they get the signatures, they will file the easements with the County of Monroe. Once they are formally approved and they are filed by the County, we will be able to access them on line and send a copy out to the homeowners to put in their copy of the Offering Plan .

There was discussion on whether we need to have a process to cancel variances where people have decided not to do the work. Should we put a timeframe on the approvals, saying the work needs to be done within xxxxx? If the homeowner decides no, what is the concern? The information is needed in Crofton files in case of resale. J. Manetta will check the policy in other projects.

Social - J. Galvin - There has been controversy over whether Greenwood Cove people should participate in cottage social events. Social doesn't feel equipped to have an open forum happen. J. Galvin suggested the Board appoint a new committee or subcommittee to interact with Greenwood Cove and get an idea of what they would like. L.McLaughlin said she has no problem with a subcommittee but it should come from Social. He would like an investigation. Some apartments have a social committee. We don't know what is happening here. C. Kastner said we could offer memberships. A new committee would have to look at coordination and size of event participation. [*See Community comments for further discussion.*]

J. Galvin said J. Engdahl needs volunteers for the cookie exchange.

OLD BUSINESS

1201 Driveway path is an old issue going back to the builder. They get puddles inside the garage. The six-year structural warrantee is not up yet. We need to see if this is a structural problem. Then notify RR Holding LLC - D.Christa. T.DeJong originally complained to P.Tobin who raised the asphalt lip. It did not fix the problem. T.DeJong uses the garage as a workshop. Wetness is a problem. J. Manetta has received a bid of approximately \$2,200 to place a drain in the driveway that empties into the current run-off system. He is also looking into a form of rubber stripping that could be placed as an additional lip on the concrete edge to prevent water from entering.

Gutter cleaning has not been done yet. J.Manetta will call and find out schedule. C.Kastner questioned the quality of our roof shingles fearing the gutter cleaners walking on the roofs will damage them. J.Manetta will start with the builder and see what the specifications are. We need to find out how long the roofs will last for budgeting purposes. We could hire a structural engineer or an experienced roofer to look at them. If the cost is no more than \$200, J.Manetta will have someone look at them. He also will make the gutter people aware of the potential problem.

Road damage by Hosmer. J. Manetta met with our insurance adjuster who took photos and measurements. He will have to discuss the case with his supervisor. They don't have the expertise to evaluate the damage. So, J.Manetta will contact Magic Seal to get an estimate to submit to the insurance company. Magic Seal will give us estimates on three different processes. None of these processes will shorten the life of the road. They are new products, working like a sealer. It does look like the insurance will pay. However, there is a \$20,000 maximum and a \$1,000 deductible. If our insurance, Cincinnati, pays, they will go after Hosmer.

RR Holding LLC - Christa Negotiations. D.Christa has offered \$6,000 toward this year's deficit. H.Maslich is working with him to negotiate the fee for next year and to get a build-out plan.

Shutter painting is complete. The only complaint has been that the wasp nests were not removed before the shutters were replaced. Wasps are dormant now and won't go back to the same hive next year. The question was asked about how long we will wait to decide on painting the rest of the units. We decided to give it a year - go through the winter and summer. C. Kastner asked if the painters got the shutters back to their original places. The painters marked the shutters as they removed them so they could identify where they need to be returned.

Salting. We have signed our snow plowing contract. The contractor will plow the circular road and driveways. He will shovel the sidewalks and in front of the garages. The contract is for \$22,000 unlimited trips for road and sidewalks. They will not salt the cul-de-sacs except for special requests. It will be \$200 per trip whether for one or all. There will be no salting of sidewalks. If they make a return trip at special request, it will be \$250 whether for one or all. The question was asked if we want to send a letter to the community requesting the use of calcium chloride rather than rock salt because rock salt will degrade the concrete in the sidewalks and harm the grass. Damage caused by calcium chloride will be easier to repair. The process of obtaining and salting sidewalks was discussed. Suggestions were: Have volunteers do the salting or have people make a request for help to the board or on rrho-talk. It was suggested HOA could buy one bag per building or have individuals buy and ask for help. Board could arrange for help deciding what product to buy and with distributing. It was felt best that HOA buy and fill shakers for individuals. [*See Community comments for further discussion.*]

On-Line Variance Request Form. It was noted that Crofton had a problem with timing (delays in processing). Also, the form itself doesn't say anything about attaching plans or diagrams which we require. So far, the ones we've received have not had the attachments. J. Manetta will try to get that incorporated into the form.

Approved Variances.

- Blanket approval for Isaac outside vent work
- 204 - 3 storm doors
- 701 - 3 screen doors
- 1001 - Remove Maple Tree & remove Dogwood Tree
- 1001 - Replace bush in front foundation with Japanese Maple
- 1002 - Front Landscaping & remove bushes and replace with Boxwood
- 1001 & 1002 - Planting around RG&E transformer pad
- 1502 - Furnace room venting

COMMUNITY MEMBERS COMMENTS

N. Weinstein. How will the salt be distributed? Answer. We are thinking the HOA would buy containers for people to shake and HOA to supply calcium chloride for homeowner to use.

W.Fischer. 601 has gutter leak in corners by garage door which could be contributing to ice build-up in front of the door. 402 & 1803 also reported leaks there. L.McLaughlin will send note to community asking if there are others. J.Manetta will send someone from Crofton on one trip to calk.

K.Hayes. Alison Sasiadek (apartment resident) and Kathy had a chat with Sharon Toppin (Morgan Mgt). about joint social events. Sharon reminded us we cannot discriminate based on age. If we invite one, we invite all. K.Hayes, A,Sasiadek and S.Toppin will set up a meeting with Greenwood Cove and cottage people to determine interest, rules, etc. J. Galvin will work with them and send out an email to the community about the scope of the project, date, time, etc. This email will be distributed to the apartment residents by S.Toppin.

J. Engdahl reminded everyone that social events or committees are not funded. Events will have to be pay as you go. D. Doane said we need workers. We need to know logistics on facilities.

J.Hazzard. Regarding sidewalks: If you need help, call John.

K.Hayes said she'd have no problem using salting shaker.

N.Weinstein asked if new contract would clear in front of garages. Answer. The new contract is to plow two feet out from door and hand shovel the rest.

J.Engdahl asked where the snow will be put. Answer. It will go on the lawns and in vacant areas. It will not be spread out like last year. There will be a Bob Cat left on site.

B.Vanfossen - In the past, the grass has been gauged out and she has had to repair it. Answer. The contractor is responsible for that repair.

S. Braiman - We are all aware of recent cranky email. Shelly said we all need to recognize that the cottage community is separate from Greenwood Cove. We need to find ways to promote the cottages and the emails are not good. We need to let outside people know we are taking care of ourselves and that this is a good place to live. Please stop these emails.

K. Hayes - Kathy said she knows someone who wants to buy but doesn't know who to contact. Answer. People can contact the realtors listed on the for sale signs or any realtor they choose since the listings are part of the Multiple Listing System. H. Maslich reminded us that this is a good time to buy the existing units. If anyone hears of someone who wants a new build, contact H. Maslich. He will forward the information.

C.Schmalzbauer asked about the status of the wetlands. Answer: We are making progress. L.McLaughlin has talked to the Corps of Engineers. We have been given permission to bush hog the upper half of the banks. The mitigation talks are still going on. The problem is wetland that needs to be replaced. They are 1/3 acre away from compliance and RR Holding feels they can negotiate that with the property next door. They are looking at Spring resolution. They also are asking whether the HOA would take on maintenance of the banks of the five retention ponds. The ponds themselves would remain RR Holding responsibility under the supervision of the Corps of Engineers.

H.Maslich moved to Adjourn, C. Kastner seconded

Meeting Adjourned 6:55 p.m.