

RR HOA Board Meeting, January 12, 2021
Via Zoom Videoconference

Call to Order: 4:02 p.m.

Board members present: L. McLaughlin, J. Galvin, C. Kastner, M.J. Thomas, C. Lee and S. Brandon with Crofton Purdue

Community members present: F. and N. Weinstein, J. Thomas, L. Lee, W. Fisher, M. Carlson, C. Galvin, A. Drenk, S. and B. McVay, T. Rios, S. Reed and K. Hayes

Approval of November 10, 2020 RR HOA Board Meeting Minutes: M.J. Thomas moved to approve; J. Galvin seconded. The motion was passed 5-0.

Contract(s) – L. McLaughlin

- 2021 Lawn Fertilization and Chemical treatment – Birchcrest Tree, approved 5-0
- 2021 thru 2023 G.J. Romig – landscaping ground maintenance (lawn and bed), approved 4-1

Approved Variances – L. McLaughlin

- 1803 Landscaping the perimeter plants in all beds; burying four gutter downspouts (scheduled Spring 2021), approved 5-0

Committee Reports

Hospitality – M.J. Thomas

- 102 – Greg Robbins and John Birk have moved in; however, unit not closed yet.
- 604 – Ann Dwyer has moved in.

Policy – M.J. Thomas

- No report

Building & Grounds – C. Kastner

- No report

Social – J. Galvin

- Wine tasting scheduled for January 16, 21 residents participating
- A non-fiction book club was proposed; to date there has been no response
- Current book club is predominately fiction (1-2 non-fiction books annually)
- Some interest shown in virtual Euchre, interested individuals should contact Richard Biedenbach

Finance – J. Galvin

- At the end of December 2020 the HOA reported cash balances of \$7,383.21 in the operating account, and \$174,890.41 in the Reserve account. Account balances show us

on target for the established funding schedule to cover both long-term expenses and our operating expenses.

- While we wanted to conduct a review of the accuracy of the Reserve Account projections as part of our commitment to insure we are accruing neither too much nor too little to fund our long term needs, the Covid epidemic has kept us from achieving this goal. We will make this review a priority for 2021.
- It should be noted that our cash position is lower than we planned because of two accounting events that occurred in December. Our Spectrum bill for January in the amount of \$3,835 was paid in December and our Snowplow bill was over paid by approximately \$3,000 because of a billing error. This caused our cash account to be depleted by \$6,800. This is merely a timing error that will correct itself in 2021 since these bills are valid but just prepaid.
- The budget through 12 months ending December 2020 shows operations within budget. Budget expenses for 12 months of 2020 were estimated at \$261,303 and actual expenditures totaled \$252,257. Individual accounts within the budget varying from our planned expenditures basically represent timing issues. It should also be noted that our income was approximately \$8,800 under our plan due to the delay in construction of building 100 when we were not receiving full HOA fees as planned. We are now receiving full HOA fees under the agreement that full fees are due from the sponsor when roof and siding are complete. As you can see, expenses not incurred at building 100 offset this shortfall in income.
- Finally, I am pleased to report we have agreed to accept a final payment from our sponsor in the amount of \$17,348.50 representing the settlement for our operating deficits he was obligated to pay. From this point forward, the sponsor will pay full HOA fees on any unsold units.

Old Business:

- Internet\Cable TV Research Committee – J. Galvin; proposed new contract is being reviewed by Spectrum
- Review the Reserve Account projections – J. Galvin; J. Galvin and S. Brandon w/Crofton will be meeting within the next six to eight weeks to review
- Bonn, Dioguardi & Ray LLP, 2020 Audit engagement letter update – S. Brandon; engagement letter received, waiting on RR HOA President's signature
- Repair of area across from building 200-300 by GJ Romig will be done in Spring – S. Brandon

New Business:

- Birchcrest to update tree inventory by end of next week; will schedule a virtual meeting regarding tree and pond maintenance for 2021
- 2021 landscaping form to be distributed soon. The same process will be followed as 2020. An introductory letter will be sent to new homeowners with follow up telephone call to answer any questions. If no form is received from cottage owner, the last form received will be used (copy to be provided to owner for their reference).

Community Update:

- New Home Sales & Construction

- 102 Sold, expected to close by mid/end-January
- 101 & 103 under contract, expected to close Feb/March
- Sponsor-RR Holding Exit
 - Will continue to pay HOA fee until 100 units close
 - They will remain a part of the community as long as new home warranty exist
 - Items still to be addressed are 1701 curb box, drainage near building 900, move meter board behind building 600, update Amendment 13 by end of January and RR HOA is to receive as-built building plans per the Offering Plan
- Smoke/flames from private home
 - The Henrietta Fire Marshall was contacted regarding this situation and they will address with homeowner
 - Any further complaints should be addressed directly to the Fire Marshal or Fire Department
- Cottage Directory to be updated after last three units close; the Board requests that all current owners review information in last distributed Directory, dated October 19, 2020, and inform Cheryl Lee of any required updates.

Community Comments:

- Status of odd and ends – during the construction of The Lodge, their sponsor indicated that they would replace trees that either fell or were cut down along the fence line. What is the status of the tree replacement along the fence at the top of the hill across from The Hill student apartments:
- Telephone pole on south side of the development circle – on utility’s list for repair
- Who pays light bill for street lights – HOA pays the electric bill. There are five meters located throughout the community. Crofton is aware of the exact locations.
- Resident reports that a streetlight on the corner by units 1701/1801 stays on longer than the rest of the lights. Work Order issued to check sensor.
- Status of sign at East River Road – Greenwood Cove has designed new sign, there will be no cupola over Rivers Run logo; however, the swish will remain under name. No time frame for installation as it is a Greenwood Cove project.
- Mailboxes look unsightly – those in need were noted as part of the walk around, but overlooked when other projects done, will be completed in Spring
- Repainting of shutters – cottages on the south side were painted several years ago. The north side was postponed due to monetary issues and will be reviewed in Spring.
- Common paths were not plowed during recent snowfall. Greenwood Cove will be contacted regarding this.
- Snowplowing in front of 1800 cottages left high piles of snow and lawn damage. Greenwood Cove will repair lawn damage in Spring. Fiberglass stakes will be replaced for guidance in snowplowing.

Meeting Adjourned - Moved to adjourn by J. Galvin and seconded by M.J. Thomas. The motion passed and the meeting was adjourned at 5:02 p.m., approved 5-0.

Next meeting: March 9, 2021