

RRHOA Board Meeting,  
July 14, 2015, 5:30 pm in the Lecture Hall

Call to order: 5:30 p.m.

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

Community Members Present: R.&B.Alconero, P.Bonney, J.Collins, B.&D.Doane, J.Edgar, J.Engdahl, J.&R.Hazzard, M.Kastner, B.&S.McVay, K.Petras, G.Phelps, L.Quinn, F.Ratcliffe, C. Schmalzbauer, F.&N.Weinstein, C.&J.Wellers,

Approval of May 12, 2015, Minutes: J. Galvin moved to approve, L. McLaughlin seconded. The motion was passed.

Committee Reports

*Finance* - We are on budget as planned. We are over on snowplowing by \$5,525 but that includes November and December of last year. We expect charges for this November and December will be paid next year.

*Hospitality* - A group of five single members of the community are beginning a project to accumulate information on Aging in Place (what is available to help you stay in your home as long as possible). As the format for the information is developed, the working group will be looking for ideas and new members.

*Policy* - no new policy items

*Social* - Ice Cream Social is Thursday, July 16. Social has a goal of planning a few events each month, Sunday Brunch every month and Out To Dinner without a movie. There is an initial meeting on the Progressive Dinner this Friday.

*Buildings & Grounds* - Broccolo's RR community design landscape plan has been received. We have sketches, plan layout, lists of plants and estimates. Seven sites were identified as proposed projects. There are a few questions to be resolved. B&G is proposing a meeting with the community with a Powerpoint presentation. It could be a part of the Annual Meeting in September.

Options to pay for the projects were discussed by B&G. One thought was that people who would benefit most from a project would contribute. Another is that the HOA could establish a B&G budget including individual homeowners who want to contribute.

We can do any or all of the projects. We can do a little bit at a time. We can modify the plan. L.Broccolo gave us a list of different options. However, we now have a roadmap of places where B&G feels we can commit money and places homeowners can plant. The plan includes a list of trees, bushes, and flowers that work well in this area. The plan will give guidance where and what to plant to people and to any landscaper who is chosen by the homeowner to do the work.

LMcLaughlin moved we lift the moratorium on tree/bush planting. J.Galvin seconded. The motion was passed.

### Old Business

*Hot crack Filling Contract* has been approved. J. Manetta will coordinate date and notification of community.

### *Contracts needing Request for Proposal*

Waste Management requires 90 notice or the present contract carries. There was a question about size of the totes (only other option is a larger size) We are not unhappy. We are \$450 under budget right now. Last time the contract was put out to bid, two or three didn't respond. J.Manetta will put out to bid for next year. A question was asked about handicap accommodation. J.Manetta said

most companies will pick up at the garage for handicapped. He is sure WM would do the same.

Snow removal - J. Manetta will get bids

Insurance - Our broker takes care of getting bids

*Status upper circle road repair* in front of 201/304. Is done. J.Manetta met with the contractor and everything is done to specification. People can drive on it Wednesday. The repair should last 15 to 20 years. It has a two-year warrantee.

*Bush Hogging grounds and wetlands* - L.McLaughlin has been in communication with G. Morelle. She says that she has been playing phone tag with the Corps of Engineers. She has not forgotten and will keep us in the loop.

*Bush Hogging SW & NE corners* - G. Morelle has chosen the same contractor we had last year. She is waiting for D. Christa to approve the expenditure for the work.

*1003 Plantings* - L.Broccolo has inspected. There are one or two dead plants , the rest are just stunted. She is aware of need for tree replacement and bushes which should have been planted. She is looking at the work orders to see what was originally requested and she will get back to G. Morelle. She said the lawn needs care. Broccoli originally hydroseeded and then aerated but because of soil quality, she feels that fertilizer and extra seeding are needed. Once Rivers Run Holding (Gail Morelle) receives information from Broccolo, she will discuss with the Board.

*Hosmer negotiation of road damage.* We submitted our estimate for repair. They are going to look at it and get another estimate then will make counteroffer. This may turn into an insurance claim.

#### *Variance Approvals*

Helga Gertsen, 1602, backyard flower bed

Brian & Margie Brent, 1001, black seal driveway

Claire Gnazzo, 1002, black seal driveway

Joanette Edgar, 304, patio drain  
John & Ruth Hazzard, 1502, install back awning  
Brian & Margie Brent, 1001, Install retractable screen door  
John & Ruth Hazzard, 1502, install front and back storm doors

### New Business

*RG&E did work* behind building 1100 to repair a gas leak. They have come back and reseeded. The Alconeros are watering it. The Water Authority had a landscaper take care of repair of ground by 1400. L. Rausch is watering it.

We need to think about maintenance of the new berms in the landscape plan - watering, mulching, weeding etc.

*Boathouse Wedding* - Two former crew members are planning to use the Boathouse for their wedding on September 6. They will use the gazebo lot for handicap parking. They will bus everyone else from the Racquet Club parking lot. The ceremony will be from 3 to 4 pm and they request that we respect their privacy and stay away from the area.

### *Annual Meeting in September*

We will be voting to fill one open Board Seat. Proxy statements will go out the first week in August. There are no policy changes up for vote at this time.

We need everybody to attend or return their proxy form. We need a volunteer at the door to count attendees. We need a volunteer to count votes.

The agenda will be a review of the year passed and a presentation of the 2016 budget.

*H.Maslich and J.Galvin met with D.Christa* Tuesday morning. The meeting was a follow up to a letter we sent advising C.Christa of his budget shortfall obligation. He asked about our deficit and asked J.Galvin to send him the numbers and indicated a willingness to pay.

They discussed cottage development. There are three options under consideration.

Opt. #1 is R. Henkel build cottages and partnering with a financial gbacker.

Opt. #2 is R. Henkel build, Morgan/Christa finance

Opt. #3 is Christa build, Morgan/Christa finance

D.Christa expects a decision by August 15. He says there probably will be a platform started this year, but no closings.

Other items of discussion

Joint plowing and landscaping with Greenwood Cove. D.Christa is open to further discussion.

Structure - Morgan/Christa share ownership of Rivers Run.

R.Morgan manages Greenwood Cove, D. Christa manages the cottages.

The Greenwood Cove name change is made to get a clean start on the image.

They project they will fill the Greenwood Cove within one year from now.

D.Christa agreed to a regular breakfast meeting and designated G.Morelle as our communication liaison.

J.Manetta has a *list of cottage front doors* that need painting. He will give us a couple of dates to pick. Someone has to be home during the painting. (The door has to be open.)

J.Galvin will invite D.Christa to the Annual Meeting.

J.Manetta reports that G.Romig is very concerned about over planting in foundation beds. It makes his job very difficult.

*Isaac survey* - They were going to get back to us and set up a group presentation. They prefer to report in a group setting since our homes are all the same. The Board encourages people to get their own estimates. It is not an HOA issue.

## Community Member Comments

J.Edgar asked if shutters would be painted along with the doors. Not at this time. J. Manetta will check on having someone take a look at them.

J.Weller and S.McVay asked if there has been study or review of the impact on the resale of the units as a result of the loss of services without the Riparian. There was a heated discussion suggesting values have been impacted by promised services that have been removed such as; the restaurant, the beauty parlor, bus service etc. Legal action was suggested. Keeping in mind the steps to litigation: negotiation, mediation, arbitration, then litigation, legal action is a lengthy and expensive process. We are in negotiation now. There is nothing in our Offering Plan guaranteeing those services we no longer have. Therefore, the Board responded that there are not grounds for legal action. It was mentioned that individuals are free to bring about their own lawsuits if they wish.

K.Petras asked if there is any news about the development of the Summit. J.Galvin said it is waiting Town Planning Board Approval.

Meeting Adjourn:7:00 p.m.

Next Meeting: Annual Meeting September 8, 2015, at **5:30**. All are asked to attend.

Note: You will need your entry fob to enter the building and remember to submit your resume for the open Board seat to any Board member.