

RR HOA BOARD MEETING. November 8, 2016
Greenwood Cove Lecture Room
Call to order: 5:30 p.m.

BOARD MEMBERS PRESENT: H. Maslich, L. McLaughlin, J. Galvin, W. Fischer, C. Kastner.
Absent, J. Manetta

COMMUNITY MEMBERS PRESENT: B. & D. Doane, J. Engdahl, C. Gnazzo, K. Hayes, A. Kamm, M. Kastner, M. Lays, D. Linscott, L. Quinn & daughter Sue, A. Sasiadek, W. & M. Schmitt, B. Vanfossen, F. & N. Weinstein.

APPROVAL OF SEPTEMBER 13, 2016 MEETING NOTES:

L. McLaughlin moved to approve July and September board meeting notes, J. Galvin seconded. The Motion was passed.

COMMITTEE REPORTS:

Building and Grounds - C. Kastner

1801 side bushes have not been trimmed. L. McLaughlin will contact J. Manetta. C. Kastner met with Jason with Davey Tree and Lawn Service and J. Manetta. They talked about the work we are asking Davey's to perform and to create a master tree maintenance plan from which we can build a contractor's scope of work. It will be a plan with cost estimates and is part of the approved budget. They will have a report in about three weeks. We have a total of 178 trees, 45 are homeowner trees and around 130 are HOA responsibility. Jason observed that the trees are underperforming and will continue to have a high fallout. Several of the evergreens have a fungus or are infested and dying. We have lost a couple and will lose more. The diseased pines may have to be cut down. Jason will do a walk around on his own but a cursory glance at the map and the trees looks like our yearly budget of \$5,000 will not come close to covering what we will need. They talked about what is needed to stabilize the trees and will not do everything in one year. There will be a schedule over more years. This plan will be an estimate and may be different from the final quote. It will give us a scope that we can use to quote out with other contractors.

Comment: K. Hayes, a community member, pointed out that her arborist said the disease is a fungus and needs treatment but the trees can be saved.

Finance - J. Galvin

As of the end of October, we have \$40,182 in our Operating Account and \$91,681 in the Maintenance Reserve Account including the \$2,300 for landscaping contributed by the homeowners. We anticipate no problems with present or future payments for the remainder of the year. The Maintenance Reserve has January 1, 2017 target of \$80,768 which includes the \$8,350 road repair claim estimate we have received from Cincinnati Insurance. I estimate we will have \$93,231 at year end putting us in an excellent position.

The budget through ten months shows the following:

- Total expenses of \$142,734 versus budget of \$170,725 showing spending \$27,991 under plan.
- Individual categories with notable spending differences are:

- Building repairs: \$2414 over budget based on increased repairs and shutter painting
- Electric: \$2834 under budget based on cheaper energy
- Insurance: \$1400 under budget base on lower renewal cost than anticipated.
- Summer: Approximately \$2000 over budget based on pond maintenance (to be billed to RR Holdings) and additional maintenance work
- Legal: \$3500 under budget based on no billings received to date. Only 2 hours is expected to be billed for work to date
- Snow: \$19912 under budget based on last seasons mild winter. We expect about \$9000 to be billed in 2016 for current winter's contract payments
- All other expense categories are at the expected level

Going back to the \$40,000 we currently have in operating cash, we have projects we have on the board; the tree maintenance plan, the triangles, landscape master plan, pond borders, salt damage areas, etc. The Board will discuss these items in a working session, estimate what projects will cost and earmark funds as reserve for approved specific items. Since we are on a cash basis accounting system it means we will be under budget this year, but will spend that money next year and be over budget next year. We will earmark special items and if they don't get done, we'll have funds reserved for the future work. Leaving \$20,000 in operating cash should take us through the winter. On average, we get about \$12,500 a month coming in exclusive of Time Warner payments. Our average monthly expenditures are about \$10,000 to \$11,000. As a result we should be cash flow positive depending on what the winter snow bills looks like. It should be noted that we received a \$6,000 sponsor contribution that is included in our current operating cash balance of \$40,000.

Hospitality - W. Fischer

H. Maslich and C. Maslich have accepted responsibility for future Welcome meetings. I think it is appropriate for newcomers to be greeted by the President and First Lady.

Policy - L. McLaughlin

There has been no activity on policy.

L. McLaughlin has been working on expenditures. Our gutters will be cleaned and roofs inspected before the heavy snows. KV Construction will perform the work and will hold up until the majority of the leaves fall. They will let us know when they will come.

We expect to receive the Broccolo estimate on the 2017 retention pond work by December.

Social - J. Galvin

The Halloween potluck was a success. However, the room was a mess before the party. It was a lot of work to clean up before and after. J. Galvin notified both the property manager and Lindsay Morgan about the mess and garbage that was left in the dining area for the Social Committee to clean up prior to the party, Social needs help. They need people to help take on activities. Two members are leaving for Florida soon. Normal events will continue while they are gone. It was asked who is doing the Newsletter. Cindy Lowenguth wants it to help sales. J. Galvin said that if something out of the usual comes up, G. Phelps would probably issue if from Florida.

OLD BUSINESS:

Contract Renewals - L. McLaughlin

Snow Removal Contract. A three-year contract with Magic Plowing has been signed. There is an "opt out for cause" with a chance to rectify on both sides. The price will remain the same as this year unless salt costs increase but we have control of how much salt is used.

Property Manager contract renewal. The charge of \$17.36 per unit will have a 3% increase in 2017 (about \$2.00 per month) and 3% in 2018. There will be no increase in 2019. Maintenance charge will be \$52.50. Office charges are relatively the same. The Property Manager charges for attending Board meetings and his weekly walk-arounds are included in the contract cost but if he has to come for something else, the cost is \$100.00 per hour. The contract calls for attendance at 12 board meetings per year, but we only have six. L. McLaughlin will check if we would get credit for this.

Fall Planting - Finger Lakes is waiting for materials. The demand is very high due to the inability to plant during the hot summer. We are in their plans for November, including 1801's rosebush.

604 Planting - J. Manetta got recommendation and quote for replacing the bush at the side and back of the house. The cost is \$60 for each shrub and \$75 for planting. Maybe we can incorporate with other work and get some savings. Board will discuss over email.

NEW BUSINESS:

Approved Variances - W. Fischer

402, Hayes Remove Lilac and plant Butterfly bush

1301, Engdahl Add side screen door

COMMUNITY MEMBER COMMENTS:

Sue Quinn (Lois's daughter) spoke on behalf of the Citizens Action Group for the Southwest Quadrant of Henrietta (CAG) regarding the proposed rezoning of the land at Lehigh Station and East River Road which would allow development of a multi-residential community. The proposal before the Town Board would rezone farm land to industrial which would allow residential development by exception. Another option would be creating a new category called a Floating Zone which would allow multi-family residential development at the Board's discretion without the normal approval process. CAG would like people to attend meetings on the subject and to write to the Town Board Members with their opinion. There is a meeting Thursday night (11/10/16), to which we all have been invited that will discuss the developer's plans. The Town Board will not be present. There is a Town Board Meeting next Wednesday (11/16/16) at which the Board will discuss the proposal.

There followed a lengthy and heated discussion between the Board and several members of the community. The subjects were concerns about such issues as traffic, competition for senior housing impacting our home values and the Board's role in the issue. The Board took the stand that it cannot act for the community in civic affairs according to our operating documents and

defined roles. Individuals are free and should interact with the Town on their own as we did with the power lines and the student housing issues.

There were comments regarding our relationship with Christa/Morgan. It was proposed by a community member that the community elect an ombudsman who it was thought would represent the community to the Town and to our project sponsors. Interested parties should contact Cy Kastner.

C. Gnazzo asked about the status of our landscaping plan. The two proposed projects have not yet been sent out for bid. We would expect to do them in the Spring 2017. She also asked about the status of a model unit. The Board has met with D. Christa, G. Lowenguth and C. Lowenguth. The notes from that meeting were sent to the community earlier. L. McLaughlin is expected to meet with the architects this Friday (or Saturday) to discuss the model floor plan. She has input from all the Board members. We have a verbal commitment to build out the project and are moving toward a written one. The last question was about next year's HOA fee. It will increase \$5 as previously announced.

M. Lays asked if she would be reimbursed for her electric and water used by the gazebo painters. The HOA will pay her.

MEETING ADJOURN:

L. McLaughlin moved the meeting be adjourned, W. Fischer seconded, the motion was passed and the meeting adjourned at 7:23 p.m.

Next Meeting: January 10, 2017