

## RRHOA Board Meeting, March 12, 2019 Greenwood Cove First Floor Lecture Room

Call to Order: 5:31 p.m.

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

Community Members Present: R.&B.Alconero, J. Engdahl, C.Galvin, M.Hayes, M.Kastner, C.&L.Lee, D.Linscott, K.Petras, L.&S.Quinn, K.&S. Reed, W.Schmitt, P.Stoeckl, F.&N.Weinstein.

Approval of January 8, 2019 RR HOA Board Meeting Minutes: J.Galvin Moved to approve, CK seconded, Motion passed, notes approved.

### Committee Reports

#### Finance - J Galvin

At the end of February 2019 the HOA reported cash balances of \$40,704.56 in the operating account, and \$132,528.54 in the Reserve account. Reserve account balances are on target with our established funding schedule to cover long-term expenses.

The budget through 2 months ending February 2019 shows operations within budget. Budget expenses for the 2 months of 2019 were estimated at \$27,305.72 and actual expenditures totaled \$18,320.35. Individual accounts within the budget show no major variance from our planned expenditures. However the Spectrum bill (\$2649.66) and Magic Plowing bills (at least \$4,752 plus additional salting expense) were not paid this month. Once these expenses are paid, the actual expenses and budgeted expenses will be within a few hundred dollars.

We continue to maintain a conservative approach to our spending while the remaining buildings are being completed to assure we are well positioned as we move forward.

#### Social - J. Galvin

Have hosted several successful events recently. Let Social know what events you would like to have in the future. They are always looking for volunteers to take on projects or events

#### Building & Grounds - C. Kastner

The Homeowner landscape request notebook is done. L.McLaughlin will set up meeting with grounds contractor to discuss spring work.

#### Hospitality - W. Fischer

Welcome to new homeowners in 603, Samuel Baxter and Lisa VanRosendahl and in 1702, Teresa Rios

#### Policy – MJ Thomas

Spring Community Clean-up is scheduled for April 27. Details will be in the next Community Connections newsletter

### Old Business

Bench(s) along walking path - B&G has looked into cost and installation. We will revisit further into the year to see if there are funds available by then. C. Kastner will talk to the Town to see what they did for benches in Tinker Park (less expensive installation).

No smoking sign on the two gazebos - J.Galvin moved we purchase 2 signs, one each gazebo. MJ Thomas seconded. The motion was passed. B&G will look at sign design and A.Jarrett will get pricing.

New Business - L. McLaughlin

2019 Projects

5 Retention Pond Bank Maintenance – Birchcrest Tree plan approved by the Army Corp of Engineers, DEC, RR Holding will pay for work.  
Development road and 'cul-de-sac' road surface annual hot crack fill. A. Jarrett will get pricing and dates for the work.  
Wood Rot repair – A.Jarrett will ask for cost & schedule update on 15 units needing repair and will notify the homeowners.

Variances: L.McLaughlin

Approved Variances – RR 402, 5th-wheeler parking from 4//26/19 to 5/2/19.  
Pending Variance – RR 502 - House sale by Hidden Treasures March 22 & 23.

Community Update - L. McLaughlin

New Unit Construction - Bldg. 1700 is done, model is open. Bldg 800 construction will begin as soon as there is consistent 32-degree or above weather.  
2019 Landscape improvement projects are on hold until next year.  
Vehicle light problem mitigation - A letter has been sent to Greenwood Cove asking for a meeting. B&G will research to see if there are applicable town regulations.  
Fireside Chats Categories – Social Committee and RR Board to follow-up on suggested topics. Send additional ideas to MJ Thomas.

Community Member Comments

East River Road Sign is estimated to be repaired by the end of April depending on the weather.  
We will not be looking at alternatives to Spectrum until our current contract is ending in 18 months.  
Periodically, we will continue the power washing of buildings until they all are done.  
Community members are asked to photograph unsightly areas and report them to L.McLaughlin or Crofton.  
L.McLaughlin has written to "the Hill" concerning the construction mess as you enter our campus.  
Birchcrest will spread approved weed killer then seed the pond banks down 2/3 with clover and flowers, a Pollinator mix.  
The For Sale sign at 502 is being moved to the window.

J.Galvin moved to adjourn, C.Kastner seconded. The meeting was adjourned at 6:15 p.m.

Meeting Adjourn

Next HOA Board Open Meeting: May 14, 2019

NOTE: Remember to bring your door fob