

RRHOA Board Meeting, May 8, 2018
Greenwood Cove First Floor Lecture Room

Call to Order: 5:55 p.m.

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

Community Members Present: D. Barsel, B. & D. Doane, J. Engdahl, M. Hayes & L. Nabor, M. Kastner, D. Linscott, H. Maslich, J. Michels, K. Petras, L. Quinn, B. Reid, A. Sasiadek, F. & N. Weinstein,

Approval of March 13, 2018, RR HOA Board Meeting Minutes

J. Galvin Moved to approve, C. Kastner seconded. The motion was passed.

Committee Reports

Building & Grounds - C. Kastner

Hope to plant wildflowers next week

Root Crown Excavation is done

Thanks to Jim Michels for coordinating dryer vent program

Spring clean-up & first mowing have been done

A. Jarrett will contact contractor to find out when tree pruning will be done

Birchcrest will come back in the fall to do deep root fertilization and pest removal.

Finance - J. Galvin

At the end of April, 2018, the HOA had cash balances of \$61,182 in the Operating account, and \$131,141 in the Reserve account, consisting of \$125,682 in the Maintenance Reserve and \$5,458 in the homeowner funded landscape reserve. Reserve account balances are on target with our established funding schedule to cover long-term expenses.

The budget through four months ending April, 2018, shows operations within budget. Budget expenses for the four months of 2018 were estimated at \$53,859 and actual expenditures totaled \$48,876.

Starting with the payment of the Birchcrest contract and continuing for the remainder of the year, we should expect some major fluctuations in our budget as we pay for these expenses since our accounting is cash based and there is no place to show accruals for these projects. Our budget for monthly operating expenses remains solid and solvent. We will continue to monitor our normal expenses for consistent operation within our budgeted plan. Cash on hand will decrease significantly with the expenditures we had planned in previous years and are paying for this year.

Hospitality - W. Fischer

Jimmy and Brenda Peters have moved into Unit 1003. Welcome

Policy – MJ Thomas

MJ Thomas will send email asking for volunteers to join Policy.

The Safety Check list is not complete.

Social - J. Galvin

We are continuing as best we can during construction. Meals, lunches, breakfasts and anything else that doesn't need tables is ongoing. Social still wants volunteers.

Property Manager Report - A. Jarrett

Enhancement for landscaping contracts at sites 1 & 5 have been awarded.

They will probably start work the beginning of June.

C. Kastner will talk to the Peters about the project.

Old Business

2018 Landscaping Reserve Fund Project. - L. McLaughlin

Three contractors considered: Birchcrest, Pittsford Tree & Westside, B&G recommended Westside to do enhancement work on Sites 1 & 5; Board approved B&G recommendation, vote 5 Yes Approved

Dryer Vent Program - J. Michels

J. Michels gave thanks to people being flexible for scheduling

Schedule will be sent to community May 10, with response requested in two days 28 units are signed up for dryer vent cleaning.

Pay at the time of service. The company will take credit cards

They will have to come into house and to go into the attic.

Driveway sealing - A. Jarrett

Manel Paving is working on bid.

New Construction - L. McLaughlin

The soil texture at 1700 site has been found not sufficient to hold foundation.

Contractor will bring in new soil within the next couple weeks.

New Business

Approved Variances – L. McLaughlin

1601 - Landscape plan with Bushes, Vote 5 Yes Approved, 0 No

1802 - Install glass panels in previously approved enclosed patio, Vote 5 Yes Approved, 0 No

1401 - Remove and Replace Bushes, Vote 4 Yes Approved, 1 Abstained, 0 No

1303 - 2 Landscaping areas and removable patio tiles for grill, Vote 4 Yes Approved, 1 Abstained, 0 No

Pending Variance

304 - Install side motorized awning

Sealing Development Road

W. Fischer moved we go ahead with crack sealing, MJ Thomas seconded. The motion was passed.

A. Jarrett will find out cause of current failure and get a quote on seal coating and timing.

Dryer vent cleaning safety issue

MJ Thomas to head group to explore why some didn't sign up

J. Michels will give her the list of cottages not signed up

Community Update - L. McLaughlin

The TV in Greenwood Cove fitness room is not working because of Spectrum update. It will not be repaired because room is being moved. Recommend use of phone, iPad

RIT is pulling out of managing Racquet Club. The new owners have contracted for the same bus schedule. They are looking at new schedule though. You will need your RIT ID to use the bus. They will consider coming down to behind Greenwood Cove once construction is complete.

Community Member Comments

Illegal parking in our guest spots - D. Linscott

Response - Residents should get the plate no, make and model of the vehicle and report to the Board. Board will pursue with Greenwood Cove and Osher.

Ornamental Grass by upper gazebo not mowed- M.Hayes

Response - report to Greenwood Cove

Does our refuse contractor have recycle bins with lids to prevent trash from littering neighborhood? - M. Hayes

Response - suburban has 3 sizes of covered cans. A. Jarrett will get us pictures.

Trimming back hedge lower, RR 302 - B. Doane

Response - A. Jarrett will ask contractor to do.

Benches Along the Path - H. Maslich

Response - H. Maslich & M. Hayes tell B&G how many and where they would like them.

B&G to research and make a proposal

A. Jarrett will check others HOA's for standards and specifications

Driveway sealing this year - D. Linscott

Response - yes

Crack sealant being removed by snow plow - J. Michels

Response - it was a faulty installation. Should not happen again.

A. Jarrett will be contacting contractor to have it reviewed and redone.

Furnace & Dryer vent check; can't the HOA check the furnaces like the dryer vent program or make it mandatory to have the furnace maintained\checked yearly? - F. Weinstein

Response - we cannot require people to have them done.

MJ Thomas is creating a list of safety checks people ought to have done which would include time intervals

Gutter Cleaning, RR 202 - A. Sasiadek

Response. A. Jarrett will have it done

J. Galvin moved to adjourn, C. Kastner seconded. The motion was passed.

Meeting Adjourn: 6:50 p.m.

Next Meeting: July 10, 2018

NOTE: Remember to bring your door fob