

RR HOA Board Meeting, January 14, 2020
Greenwood Cove, First Floor Lecture Room

Call to Order: 5:35 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: B. Schmitt, F. and N. Weinstein, L. Lee, L. Musgraves, K. Petras, C. Andrews, A. Drenk, J. Michaels, M. Carlson, D. Linscott, C. Galvin, P. Stoekl

Approval of November 10, 2019 RR HOA Board Meeting Minutes. J. Galvin moved to approve; M.J. Thomas seconded. The motion was passed.

Committee Reports

Building & Grounds – C. Kastner

- Please look for loose siding, etc. and report to Crofton;
- 1503 E. Schrag had loose siding and was reported;
- 1302 P. Gandhi found a section of siding - was placed on her porch.

Hospitality – M.J. Thomas

The committee has welcomed Cliff Andrews and John Mark Smeenk to 401, Judi Maugeri to 801, Ann and Dean Drenk to 803, Lynn Musgraves to 902, Richard and Linda Biedenbach to 1701. Cathi Finch has moved into 903 and will receive a welcome visit as soon as possible.

The committee is composed of Wanda Fischer (Chair), Mary Jane Thomas, Natalie Weinstein and Carol Schmalzbauer. The role of the committee is to welcome new residents with a personal visit, send cards to those hospitalized and in cases of death in the immediate family. Each new resident is presented with a welcome gift at the time of the welcome visit: RR tote bag, RR handbook, packet note cards with RR cottage design, candle, plant, recent Town of Henrietta newsletter, Town of Henrietta walking trail map, recent RR newsletter and an Osher catalog.

Policy – M.J. Thomas

No report

Social – J. Galvin

- January 1 – 16 people attended Mexican train dominos.
- February 14 - chocolate dessert night courtesy of social committee; watch for the bulletin and sign up if interested.
- Room for another individual on committee; please contact Jim for information.

Finance – J. Galvin

- At the end of October 2019 the HOA reported cash balances of \$20,855.08 in the operating account, and \$144,387.48 in the Reserve account. Reserve account balance is \$3,279 over our targeted established funding schedule to cover long-term expenses.
- The budget through 12 months ending December 2019 shows operations within budget. Budget expenses for the first 12 months of 2019 were estimated at \$223,627 and

actual expenditures totaled \$225,865. Individual accounts within the budget show no major variance from our planned expenditures. However, our legal expenses are above plan by \$7,764, our building repair budget was exceeded by \$14,297 caused by repair and preventative maintenance work on 32 patio doors in the community. This overage was reduced by transferring \$12,518 from our Maintenance reserve. One Birchcrest bill was incorrectly charged to fertilization causing an overage of \$4,153 in that account and an offsetting underage in the tree maintenance account where it should have been charged. All other expense categories appear to be running close to planned estimates. It should be noted that two accounts, Spectrum \$3,635 and Snow Maintenance \$2,420, have bills that were paid in December but due in January or later and will be adjusted. This would have the effect of increasing year end cash on hand by \$6,054 if these bills were correctly paid.

- We have sufficient cash on hand both in operating and maintenance reserve to handle planned expenses. However, our 2020 budget remains extremely tight and some, if not all, of our third year of tree maintenance will have to be paid from our reserves.

Cable Renewal:

This committee was formed to determine viable alternatives for delivering Internet and television to our homeowners after our bulk contract expires later this year. The choices are few:

1. Renew contract with Spectrum making sure maintain the ability to scale services on an individual basis to meet needs or desire that fall outside of the bulk contract, i.e. HBO, faster speeds for internet etc.
2. Go with an Internet provider and stream all other services through this connection using streaming devices or smart TV's (e.g. Roku, Apple TV, Amazon Fire Stick etc.) and "cut the cord."
3. Do nothing once the contract expires and let everyone obtain their own services

Our recommendation is to get service to the house and let the residents customize their individual services according to their needs and desires. We recommend negotiating with Spectrum to see what we can get before we exercise an Internet and streaming option. Many people are cutting the cord because they do not have the option to obtain bulk rate pricing. Hopefully this will encourage Spectrum to offer us a competitive price.

Variances:

- 701 replaced ten single hung windows; added two solar tubes; 5 approved
- 501 outside door and frame; 5 approved

Old Business:

- Discussion on drainage issues behind building 400
 - Six drains located and debris and dirt cleared away from them by GJ Romig;
 - Expect drain issues to be resolved; cost ~\$500
- 2019 RR gutter cleaning
 - Crofton has told the contractor is postponed due to weather
 - Crofton will send a team out should a homeowner notify them it is needed.

New Business:

- 2020 Individual Foundation Bed Landscaping Forms will be distributed to community residents in February
- 2020 Foundation bed and tree circles regarding mulch
 - Foundation beds to receive 1-2 inches of new mulch
 - No new mulch around trees; current mulch to be “fluffed” with application of weed control; approved 5-0
- Hot Crack Filling in 2020 – alternative(s) to be discussed at next meeting
- RR HOA Emergency Preparedness Manual: The Policy Committee will review and update current material

Community Update:

- New home sales:
 - 903 closed on January 7; Cathi Finch has begun moving in
 - Contract on 802, working out details and have to finish interior, expect new residents end of February
- All fees billed to RR Holding in 2019 have been paid
- Walking path has been expanded between buildings 700 and 800; path holes have been fixed
- Snow removal – informed by Greenwood Cove that they would no longer clean the paths. Received estimate from Magic of \$6,000 to do snow removal of the paths. Researching new owner/contact person at Cove to discuss
- Guest parking across from building 1800 (parallel parking spaces) used by Cove residents; have contracted with Northwestern Sign to create a parking restricted sign in that area for RR HOA residents and their guests only

Community Member Comments:

- Clarification on number of drains behind building 400; cost to community
- Comments concerning GJ Romig:
 - Spongy ground is an issue; shouldn't mow when ground is wet.
 - Concern about shrub trimming despite landscape form completed.
 - Suggestion to put a sign on stating “please do not cut”
 - Use red flags in their garden; place stake in ground when doing cutting and that tells contractor not to cut
 - A number of plants killed last year; neighbors have complained of damage done. Complaint placed, but nothing done.
 - Contract is up this year. Contractor knows that we have forms and requests; community members should place any exception to normal maintenance on the Landscaping Form; when form instructions are not followed, notify Crofton via email. Important to make complaint!
- Positive comment from new homeowner regarding visit from hospitality committee – it was informative as well as being enjoyable
- Can the Cove clear snow from their road better?
- Appreciate dumpster removal and the garbage picked up from/around building 100

Meeting Adjourned

J. Galvin moved to adjourn; C. Kastner seconded. The motion passed and the meeting was adjourned at 6:32 p.m.