

RRHOA Board Meeting July 11, 2017

CALL TO ORDER: 5:30 pm, Greenwood Cove Lecture Hall

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

Community Members Present: R. & B. Alconero, D. Barsel, S. Braiman, J. Engdahl, K. Hayes, J. Jackson, M. Kastner, D. Linscott, K. Petras, G. Phelps, S. Quinn, L. & S. Rausch, A. Sasiadek, C. Schmalzbauer, B & M. Schmitt, J. & MJ Thomas, F. & N. Weinstein

Guest Speakers: Mike Millner, Metro Legacy Homes (builder) John Antetomaso and Bob Migliaratti (Re/Max Plus)

B. Migliaratti gave a brief description of their Re/Max office and explained their long-standing relationship with B. Morgan. They have spent the past three to four weeks gathering information about Rivers Run; our history, web site, brochure etc. There will be a fresh approach to the floor plans and a fresh approach to marketing.

M. Millner said he first approached B. Morgan about a year ago. Within the last four months they have gotten back to the table. B. Morgan wants this project to go forward. M. Millner received the final floor plans from the architect today. They can't use the plans with basements in the majority of the new builds. The new plans will be on the Rivers Run website shortly. In the new plans, the square footage has been reduced from the current 1,900 square feet, which is too large for the current market. The new units will be 1,620 square feet on average. They will have the same components (kitchen, great room, master suite, second bedroom, etc). They will be three-unit buildings which will be more updated. All counters, sinks, wet areas will be granite. The kitchen will have options. The units will have mostly hardwoods and upgraded slab insulation. They will have nine-foot ceilings. They will have two-car garages and the exterior will be slightly changed. The first building will be 1700. They will make every effort to make sure everything's swept up and the site is neat.

The building will be moving as quickly as possible. In the best case, shovels will be in the ground in two to three weeks. The rate of completion for the other units will depend on customer interest and on B. Morgan. The plan would be to finish 1700 and go ahead when interest is shown. The decision not to start with Building 100 was based on the fact that the basement adds significant cost but the option to build 100 with basements is still open.

Community Questions

L. Rausch - When will you finish?

Answer - It takes four to five months to build. The model should be open by November, completely finished and staged.

J. Thomas - Please make sure the construction workers don't leave cigarette butts in the roadway.

Answer - We are aggressive with clean up

F. Weinstein - How is the layout different?

Answer - The units will have the same components as at present. We are constrained by the number of windows. There is not a major design difference. The floor plans are contemporized.

K. Hayes - Have you taken into consideration the handicapped?

Answer - M. Milner is Age-in-Place Certified. He understands the concept. However, the first build will not be that. If someone comes and asks, we can do it. We will have packages for hand grips, etc. People will have options. They can change door sizes, modify the bathrooms but we are restrained by pricing.

S. Quinn - Will there be lofts? Are you set to go with the Town?

Answer - No lofts. The original permit (unit with basement) is just sitting there ready to go. We anticipate the same cooperation with the new plans (slab construction). There's no approval process required, no zoning changes.

S. Quinn – What is the Pricing?

Answer - the base will be around \$250,000.

D. Barsel - You might consider sun tunnels, they could help with selling.

G. Phillips - Will you include landscaping and lawns?

Answer - The budget includes landscape plantings. We are investigating trees. We will put in lawn, grading, topsoil and hydroseeding in October/November.

B. Migliaratti - the Board has given us a list of items that never have been started. We are aware of the problems and are pushing to get them done.

J. Manetta –the current units' driveways either have no pitch or slant up to the door.

Answer - We will make every effort to have the pitch correct.

C. Kastner - When will all 12 units be finished?

Answer - We have budgeted for two years. The faster we can build, the faster we can sell and the more money we will make.

APPROVAL OF MAY 9, 2017 MEETING MINUTES: L. McLaughlin moved to approve, J. Galvin seconded. The motion was passed

COMMITTEE REPORTS

Buildings & Grounds - C. Kastner deferred discussion to New and Old Business

Finance - J. Galvin

At the end of June 2017 the HOA had cash balances of \$45,010.75 in the operating account, and \$108,510 in the Reserve account that consisted of \$104,370 in the Maintenance reserves and \$4,140 in the homeowner funded landscape reserve. The reserve account balances continue on target with our established funding schedule to cover long-term expenses. The operating cash remains high but we continue to expect using a significant amount of these funds to cover projects we deferred from 2016 until spring/summer 2017.

The budget through 6 months ending June 2017 shows operations on budget with the following exceptions:

- Summer account is over budget by \$3,267 having received the \$1620 refund for pond maintenance paid by the Sponsor and bills for \$648 to fund the tree condition study, \$846 for our first installment and \$2,664 for final installment of the tree removal contract. Do we want to move the tree associated billings totaling \$4,158 to the tree maintenance account knowing that we will be spending additional monies on the trees this year?
- Legal fees are currently over our annual budget by \$6,943 because \$3,000 in billings from year-end 2016 were not processed until February 2017 and the remainder attributed to hiring our new Attorney.
- Snow account is under budget by \$8,701 based primarily on better management of the salting process. We expect to see an additional \$5,000 to \$9,000 for November and December plowing contract billings. This would produce an approximate \$5,000 to as much as \$10,000 surplus for this year depending on how billings are received.
- We expect the budget to produce significant variances throughout the remainder of the year based on our decision to postpone expenses we budgeted in 2016 until 2017 and the necessity to spend additional money to bring on a new attorney. We should begin to see these variances accelerate through the end of the year as the work is completed. These expenditures will be paid for out of cash on hand or by budgeted maintenance reserve expenditures .

A budget expense for the first 6 months of 2017 was estimated at \$87,312 and actual expenditures totaled \$86,363.

Hospitality - W. Fischer

Unit 304 has been sold. Closing will be August 31

Unit 303 has been sold. Unknown closing date

Policy - L. McLaughlin

Three variances have been granted

1401 Front Door replacement and interior work

603 Awning

1501 patio extension for 3-season room

There have been inquiries about sitting on the board. Currently, if elected, and the person decided they do not want to serve, they may resign with no reason given. The Board can then find someone else to fill out the term. No special election required.

Social - J. Galvin

The strawberry festival was successful. It's very nice of people to host events like that. Carol Schmazbauer hosted the strawberry festival. We have some new things coming up. We've talked about an ice cream crawl. People who want to join will be asked to car pool.

No Shows are a problem if the committee is spending money to purchase food. It costs those who do attend and keeps people on waiting lists from participating. A "Coffee and" is planned for Labor Day. Reservations will be required.

A shredding party has been suggested. There was a vote to go ahead and D. Barsel will investigate.

OLD BUSINESS:

Landscaping Sites 2 & 3 has been marked off by Pittsford Landscaping. Their original plan was about \$2,500 (plus tax). B&G reviewed the plan and made some suggestions which added a couple hundred dollars more. Site 3: At first, the existing tree was not included in the design. That has been corrected. Pittsford requested one board member be there when they place the plants. That will happen on July 26 at 9:30 am. J. Thomas asked if the original plans with suggestions from the B&G committee were approved by the Board. L. McLaughlin said yes.

Development Road Crack Filling damaged by Birchcrest doing work for RIT - J. Manetta has contacted Birchcrest and will contact RIT to see if they will pay for resealing.

Gazebo Repair (by RIT's boat house) – Gazebo damaged in March wind storm by falling tree, RIT denied responsibility. We will repair it.

Triangles along the main path - are complete

Tree Removal Program - Finger Lakes has removed 18 trees replaced 4. We need to decide what to do with the spots where trees were not replaced.

The Independent Arborist, Gary Rafael, has taken a look at our trees. The map he was given incorrectly identified some trees. He agreed with Jack Young of Davey's recommendation of root crown excavation for some trees. They both said what we need most is the root crown excavation. From there, Davey's included a maintenance schedule with costs. L. McLaughlin asked what our next step is. C. Kastner said the Davey's estimate for the entire package is \$7,000. We could do all or do it in stages. (D. Linscott asked what root crown excavation means. C. Kastner explained: It is going around the trees, removing mulch and breaking up the soil with compressed air. Then replacing with new topsoil and light mulch.) Once the plan goes into effect, the summer mulch program will not include the trees. B. McVay asked which trees are going to be replaced. Replacement has not been decided at this point. We are trying to get an overall plan of removing and replanting. Hopefully, the plan will mean fewer trees dying and fewer replacements will allow us to do more.

Retention Pond Maintenance - the second cutting has been done. The next is scheduled for August/September. If needed, there will be one more before snow. The billing has been sent to Rivers Run Holding and has been paid.

NEW BUSINESS:

Tree Pruning - J. Manetta will come up with a proposal for getting tree trimming bids. Usually tree pruning is done in January/February. We would like the bid sent out in late fall while trees still have leaves on them so the contractors can see what needs to be done. Davey should be included on the list of bidders.

Next Year's Contracts - J. Manetta will get together with B&G to get suggestions and to get started by the end of the year. Contracts that expire soon are Landscaping: GJ Romig - Ground maintenance and Broccoli - Chemical Treatment

Road and Driveway Seal - We'd like to get it done early 2018. J. Manetta will get bids.

Board Election & Annual Meeting - the Board needs to collect year-to-date activity information. Candidates for the Board should be identified by August 7 in order to get put on the proxies. Nominations can be made at any time though, including up to and on the day of the Annual Meeting. We will need to find out if we will need an interpreter for the meeting (Hire up to 2 weeks before or cancel within 24 hours)

COMMUNITY MEMBER COMMENTS:

S. Quinn - The bottom of the sign by East River Rd and Fairwood Dr. can't be seen from the south. L. McLaughlin has notified both Morgan Management and Re/Max. So they are aware of the issue.

S. Quinn - What is the status of the Greenwood Cove expansion?

Answer - We have no new news. They had planned on pouring the pad but the Town would not allow it because of soil condition. Their only option is to pound footers into the ground.

S. Rausch - What about the interior sign by Rivers Run and Fairwood Dr., still lists Impressions.?

Answer – Morgan Management and the Marketing team has a punch list and that's on it.

S. Rausch - Who's taking care of the new trees and triangles? And Sites 2 & 3

Answer - RR Holding is responsible for the triangles. We will talk to Romig about sites 2 & 3. They will be part of the new landscaping contract when it is updated. Hopefully, people nearby will water.

MJ Thomas – Previous pruning contract, Finger Lakes trimmed trees we had already trimmed. How can this be prevented?

Answer - We will have to change landscaping form to accommodate trimming.

L. Rausch - Did we have agreement for bush hogging three times per year?

Answer - We do have agreement with Rivers Run Holding. They are in the process of trying to find someone. The builder also will need it done.

K. Hayes - Can we get a Yield or Stop sign at Fairwood and Rivers Run intersection?

Answer - We will put on the list for B. Morgan. Parking along the road is also a problem. J. Manetta will get sign. It needs to be coordinated with Greenwood Cove.

F. Weinstein - What is D. Christa's obligation in the project?

Answer - Metro is the builder, D. Christa is the developer. C. Kastner has asked if the builder has instructions from D. Christa. M. Millner said no. RR Holding-D. Christa pays the agreed on sponsor fee until the siding & roof goes on. Then RR Holding will pay the HOA Fee until unit is sold.

F. Weinstein - What about the forked piece of the tree behind my house. Broken during the wind storm in March, when will it be removed?

Answer - It was supposed to be taken down at the same time the dead Ash trees in the wood/wetland area north of the community were cut. They took 40 down and missed it. There has been communication trying to get someone back to do it.

J. Thomas - Why do we need to pay legal fees for B. Morgan's easement.

Answer -The easements are for us. They establish legal liability. We can submit claims directly to the builder's insurance.

J. Thomas - Trees are available from other nurseries

D. Linscott - Why not install speed bumps

Answer - they are difficult for snowplows

N. Weinstein - Regarding tree pruning in dead of winter. I knew where the dead branches are now. They should map in the spring when the trees are in bloom.

N. Weinstein - Is there going to be a light by the new building?

Answer - Yes. It's on the punch list

B. McVay - A row of trees was taken out for the Lodge. Will they be replaced?

Answer - That is an issue for the Town of Henrietta

D. Linscott - When are we getting back the money Christa owes us?

Answer - Completing the project is the highest priority. We are not moving forward on that at this time.

L. McLaughlin moved we adjourn. J. Galvin seconded. Motion Passed

MEETING ADJOURNED 7:25 pm

/wf & LM