

RR HOA Board Meeting, July 14, 2020
Via Zoom Videoconference

Call to Order: 4:02 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: L. Lee, J. Michaels, D. Coley, W. Fischer, J. Jackson, A. Drenk, L. Musgraves, M. Carlson, C. Galvin, J. Thomas, T. Rios and F. and N. Weinstein

Approval of May 12, 2020 RR HOA Board Meeting Minutes. M.J. Thomas moved to approve; J. Galvin seconded. The motion was passed.

Committee Reports

Building & Grounds – C. Kastner

- Nothing to report; S. Brandon to provide copy of last year's walk-around report

Hospitality – M.J. Thomas

- No action

Policy – M.J. Thomas

- Nothing to be updated

Social – J. Galvin

- Somewhat inactive, ice cream social/pavement party attended by ~15 residents
- Looking for a committee member volunteer(s), contact J. Galvin or G. Phelps if interested

Finance – J. Galvin

- At the end of June 2020, the HOA reported cash balances of \$32,940.40 in the operating account, and \$159,943.90 in the Reserve account. Account balances show us on target for the established funding schedule to cover both long-term expenses and our operating expenses. We expect to conduct a review of the accuracy of the Reserve Account projections before September to insure we are accruing neither too much nor too little to fund our long term needs.
- The budget through six months ending June 2020 shows operations well within budget. Budget expenses for six months of 2020 were estimated at \$124,407 and actual expenditures totaled \$105,276. Individual accounts within the budget varying from our planned expenditures basically represent timing issues or items charged to the wrong account as we have previously discussed.
- We continue to demonstrate sufficient cash on hand both in operating and maintenance reserve to handle planned expenses. However, our 2020 budget remains extremely tight

and we are still planning that some of our third year of tree maintenance will have to be paid from our maintenance reserve.

- 2021 Proposed Tentative Budget to be sent to all community members for review

Internet and Cable Renewal:

- Offer received from Spectrum; bandwidth increases to 100 MB for downloads and 10 MB for uploads
- Spectrum indicated that the proposed Bronze package is the closest to what RR currently has for Cable. However, some of the current channels RR receives are not included, with Showtime being one of the channels. We could switch to the platinum package and receive 40 additional channels including 21 that would be lost with the Bronze package. The difference in price between the two packages is \$2.00. If we added Showtime, it would be an additional \$2.00; HBO would be an additional \$5.00. The premium channel discount pricing is only available if included in the bulk contract.
- Increase will be ~\$10 per month plus fees and taxes for a five-year contract.
- Current contract expires in early 2021

Contract(s) – L. McLaughlin

- Suburban Disposal Corp, 07/01/2020 thru 06/30/2021
 - Contract increased \$1 per unit per month plus tax (\$13)
- Birchcrest Tree – Remove 2 dead trees and replace with one, 304 RR
- Ground and Landscaping Maintenance Contract – being sent out for bids

Variances:

- 404 - Repair Wood Door Frame South Side Living Room (5 Yes, 0 No)
- 1301 - Remove & Replace Back Patio Awning (5 Yes, 0 No)
- 1202 - Install 1 Shepard's hook and bird feeder, back foundation bed (5 Yes, 0 No)
- 1303 - Remove & Replace 1 Silverberry Tree front foundation bed; add some flowers to back bed landscaping (4 Yes, 1 abstain, 0 No)
- 1502 - Remove Willow Shrubs and replace with 3 Siberian Spruces (5 Yes, 0 No)

Old Business:

- Yearly Exterior and Property Review & Maintenance - C. Kastner & S. Brandon to complete by annual meeting
- Asphalt Maintenance – Road Hot Crack Filling in 2020 awarded to Magic Seal LLC
 - Scheduled for August 11th with rain date August 14th
- Driveways of buildings 10, 14, 15, 16 will be seal coated August 11th with rain date August 14th

New Business:

- Two Board seats up for election in September – interested parties should reach out to Stacy at Crofton or any current Board member
- Proposal made to paint the lamp post bases at the cost of ~\$600 (Approved 5 Yes, 0 No)

Community Update:

- Main Walking Path Responsibility - Morgan Properties (Greenwood Cove)
 - Asphalt repair and snow removal along main path from gazebo to gazebo
 - No spurs are included
- Main Walking Path will be repaired by Morgan Properties
- New Home Sales and Construction
 - 1703 RR Sold expected to close end of July
 - 901 RR contract being reviewed (if sold, likely there will be no model)
 - Building 100 – some interest in 102 RR, ReMax took video of 103
- Is there community interest in a smoke detector battery checkup and replacement? The program would be run by a member of the community if enough individuals are interested. Any associated costs would be paid directly by the homeowner. If so, please contact a Board member.

Meeting Adjourned - Moved to adjourn by J. Galvin and seconded by C. Kastner. The motion passed and the meeting was adjourned at 5:13 p.m.