

MINUTES
RR HOA Board Meeting, Tuesday, July 12, 2022
Greenwood Cove and via Zoom

Call to Order: 4:10 p.m.

Meeting Ground Rule

Board members present: L. McLaughlin, C. Kastner, M.J. Thomas and C. Lee, Crofton: E. O'Connell

Community members present: J. Thomas, R. and L. Biedenbach, M. Carlson, W. Fisher, A. Drenk, J. Galvin, B. and B. Lindholm, J. Jackson, T. Rios, R. and B. Alconero, S. Reed, J. Eng, L. Musgraves, G. Robbins and J. Birk,

Approval of May 10, 2022 RR HOA Board Meeting Minutes: M.J. Thomas made a motion to approve; C. Kastner seconded. The motion was passed 4-0.

Variances – L. McLaughlin

- RR 304: Plant a Crimson Red Sentry Maple in back foundation bed (Approved, 4-1)
- RR 1501: Place a storage POD in their driveway while they unpack (Approved, 5-0)
- RR 401: Place two U-Pack storage ReloCube in their driveway while they pack (Approved, 5-0)
- RR 602: Remove dead bushes and plant three bushes in back foundation bed (Approved, 5-0)

Contract(s) Awarded – L. McLaughlin

- Magic Seal: Sealcoat 12 driveways, Units 101, 102, 103, 801, 802, 803, 901, 902, 903, 1701, 1702 & 1703. Cost: \$1,650 plus tax
- Suburban Disposal Corporation: Refuse and recycling collection, one yr. July 1, 2022 – 2023, \$16.00 plus tax per unit, for 58 units (increase of \$2.50/unit, total \$928 per month] (Approved, 5-0)
- Birchcrest Tree and Landscaping - \$1,790 plus tax
 - 103 RR – Remove and replace two foundation bed bushes - \$160.00 plus tax (Approved, 5-0)
 - 800-900 Common area – Plant bush to replace tree removed previous year - \$160.00 plus tax (Approved, 5-0)
 - 1803 RR east side, Remove Red Bud Tree, replace with Dogwood shared cost \$550 HOA, \$400 HO plus tax (Approved, 5-0)
 - 1503 RR Remove and replace dead bush south bed- \$140.00 plus tax (Approved, 5-0)
 - 1301 RR Replace two dead bushes east bed - \$280 plus tax (Approved, 5-0)
 - 1500-1700 Common area - (willow removal project) clean up the common area by the transformer pad down to retention pond - \$2,500-\$2,000 credit = \$500 plus tax (Approved, 5-0)

Hospitality – M.J. Thomas

- Cottage 1501 has not completed move in yet.

Policy – M.J. Thomas

- No report.

Building and Grounds – C. Kastner

- No report.

Electronic Communications – C. Lee

- An updated cottage directory will be posted at Riversruncottages.com, pw RRHOA.
- Reminder of two email group for community: rivrun@googlegroups.com used to communicate HOA business only and includes all cottage email users. rrho-talk@googlegroups.com is used by community members for social or other items of general interest to the community.

Social – J. Galvin

- Pétanque is played behind the 1000 cottages, lunch at Oriens, strawberry social was well attended by approximately 30 people, there will be a social gathering mid-July with lawn games hosted by B. Brent (thank you!), C. Gnazzo and the Peters. Please attend these events when you are able.

Finance – L. McLaughlin

- At the end of June 2022, the HOA reports a cash balance of \$47,652.26 in the operating account and \$208,037.63 in the Reserve account. Account balances show us on target for the established funding schedule to cover our operating expenses.
- The budget through six months ending June 2022 shows operations under budget by \$12,467.
- Budget expenses for the six months of 2022 were estimated at \$122,764.10 and actual expenditures totaled \$110,297.21 Individual accounts within the budget show no significant variance to plan though some timing issues exist. The individual categories show on target except building and repairs which is under budget due the insurance monies refunded to the HOA being placed into that account for the previous year's accident expenditures taken from the building and repair account and due to fewer maintenance requests during the colder months. All these items are expected and planned for expenses that will equalize as our plan progresses through the year.
- Reserve Study review – the Financial Committee and the Board, with input from Crofton, have been updating the reserve study to reflect current and projected pricing for labor and materials. We do have some catching up to do; however, it is manageable if we address it immediately. We will be addressing the numbers in detail at the annual meeting along with the 2023 budget and fees.
- Our HOA funds are nearing the FDIC insurance limit (\$250,000). In an abundance of caution, the Financial Committee, with the assistance of Crofton, is looking at ways to distribute our funds into two institutions (and account types), to keep them totally covered by insurance and as safe as possible. (Financial Committee – Jim Michels, Jim Galvin and Linda McLaughlin)

Old Business

- Magic Seal – RFP status (estimate is expected next week)
 - Hot Fiberized Crack Fill
 - Review the road for any potential “pot holes” and/or road deterioration
- Use of Concrete epoxy on road gutters – no vendor providing this service
- 2022 Yearly Maintenance Walk Around Review - Written Report will be available on RR website
 - Letters mailed and work orders written
 - A solution has been found to provide support for the mailboxes. A barn door type strap is recommended. Information and pictures will be sent to the Board.
 - A motion was made by L. McLaughlin to perform a test repair on the mail boxes using the strap recommended by Crofton on two mailboxes (buildings 700 and 1600) to see if it would work. Estimated cost is \$80 to \$90 per mailbox post. (Approved 4-0)
 - When outside doors are repaired/wrapped, storm doors may not close properly
 - Roof moss will be addressed on an as-needed basis.
 - Powerwash patios – HOA to create list of units where this is needed.

- Gas meters are rusty. Can HO or HOA paint from the meter to house?
- Some light poles need painting.
- The 2022 walk around results will be posted on RR website.
- Grass seed by 103 RR has not germinated yet.
- Street Lighting LED Conversion Bids – N. Gaetano working on proposal; there could be a four-year return on investment at ~\$100 per light based on current RG&E rates.
- Pete Bauman Painting Contractor – Crofton waiting on callback to determine when work is scheduled to begin.

New Business

- Robert Keiffer, PE w\Crofton review of road conditions and recommendation - when scheduled?
 - Bob Keiffer has done an initial drive around to review the property.
 - A formal review and report will be scheduled as soon as possible.
- Contract Renewal – Insurance broker has submitted the following to carriers for pricing:
 - Cincinnati Insurance Company, Umbrella, Aug 2022
 - The Travelers Indemnity Company, HOA Aug 2022.

Community Update – L. McLaughlin

- Two RR HOA Board of Director's chairs up for election in September.
- Reserve Study review – Financial Committee and the Board with input from Crofton have been updating the reserve study to reflect current and projected pricing and we do have some catching up to do. It is manageable if addressed immediately. We will be addressing the number in detail at the annual meeting.
- Variances for inside structural work – To ensure homeowner and neighbor safety, variances will now be required for any structural work being done on the inside of the unit. The process will require an engineer's report, a building permit issued by TOH and a certificate of completion after the work has been reviewed by a TOH building inspector.

Community Member Questions/Answers and Comments/Responses

- C. Due to the volatile environment at present, mid-year cost increases and contract renewals should be reviewed. If increases are fuel dependent, consider adding a fuel surcharge that would not increase the bottom line of the contract and could be removed when gas/diesel prices decrease.
- C. Thanks to B. Lindholm for noticing and reporting that roof shingles were missing on #803 and to neighbors for being observant while owner is in Montana.
- C. As decorative window glass panes break due to excess heat, why not replace with decorative louvers to help reduce heat in the attic and ice buildup in the winter?
- R. Crofton will check into this.
- C. If concerned about excess heat in the attic, contact HVAC contractors for free energy audit. There is a list of contractors posted on RR website (under Local Resources, Monroe County NYS Energy Audit Contractors List).
- C. Would anyone in the community be willing to adopt/weed the garden in the small triangle along the main path? Please contact Cheryl Lee if interested.

C. Volunteers are needed for the Hospitality Committee. Please contact Wanda Fischer or M.J. Thomas if interested.

Q. Is the walkway, including triangles and plantings, maintained by Morgan?

A. No, RR owns the walkway. Per our agreement, Morgan plows snow on the main path from gazebo to gazebo.

Q. What Board members' positions are up – individuals may not want to run against incumbent?

A. Open seats, not position, are held by Linda McLaughlin and Cheryl Lee.

Q. What is the status of the repair to the 1701 curb box?

A. The work is currently out for bid.

Q. Will there be a special assessment?

R. The Board is doing everything possible to avoid one.

A motion was made to adjourn at 5:26 by C. Lee and C. Kastner seconded. The motion was passed 4-0.

Annual Meeting: September 13, 2022

Next Board Meeting: September 13, 2022