

RRHOA Board Meeting
March 8, 2016
Greenwood Cove Lecture Room

Call to Order: 5:30 p.m.

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

Community Members Present: D. & b. Doane, J. Engdahl, K. Hayes, R. & J. Hazard, D. Linscott, K. Petras, L. Quinn. F. Ratcliffe, S. & L Rausch, M. & B Schmitt, C. Schmalzbauer.

H.M. Moved to Approve minutes of January 12, 2016, meeting. L.McLaughlin seconded. The minutes were approved.

COMMITTEE REPORTS

Building and Grounds. We have quotes from L.Broccolo. One quote is for a maintenance plan for the five retention ponds banks, cut down in the Spring and two summer followups. Cut down woody plants, poplars etc. Will leave some Sumac and lower shrubs for birds. Fast growing weeds will be weed whipped to give wild flowers an opportunity to compete. \$750 per visit, three visits \$2,250. Doesn't include planting wildflowers, but we do have wildflowers that will come up.

Banks are still a responsibility of RR Holding. We got the quotes to make a proposal to RR Holding - D.Christa. We are required to give RR Holding 30 days notice if we do the work and plan to bill them. We can send a note saying this needs to be done. Do you want us to do it and send a bill or do you want to handle it? We do want to get it done in April/May. We want a conversation so that a hack job is not done. It was decided to remind D.Christa of his obligation and tell him we want to go ahead in 30 days. He could argue that all he is required to do is mow once. If we hire L.Broccolo, she will enhance the appearance. Another option, is for D.Christa to give us the amount of money needed to accomplish the work. L.McLaughlin will send the letter context to J. Manetta. He will send it out on Crofton letterhead..

B&G requested a quote from L.Broccolo to perform all landscaping here, some tree excavation and aeration and treating three ash trees. C.Kastner would like

to discuss these quotes with B&G. Then share them with the Board. These are broken out, separate quotes. J.Manetta advises against using them that way. It was pointed out that we already have a three-year agreement. The contracts won't be renewed until 2018. It was decided the idea would be worth review at that time.

Landscape forms have been mailed out. C.Kastner brought hard copies to the meeting for people. They also will be placed in mailboxes. Return completed form to 1203. The only change in the form from last year was removal of the section checkmark for additional work residents want to contract independently. It was too confusing.

Finance. Have information for only two months in the year. We are under by about \$5,000 but that will change depending on how much additional charges there are for snow and maintenance. Our past dues are only \$10. That is being addressed. We have \$26,600 in checking and \$65,900 in the Reserve Account. All accounts are in good shape.

Hospitality. A survey will be going out soon asking about people's interest in the FYI (Forever Young Initiative) newsletter. Is it doing what it is supposed to do and should it continue.

Policy. Nothing new. A few questions were asked about age requirements and leasing. They were answered individually. We could lease another five units before reaching the 10% limit.

Social. They have published two newsletters this year. Let Sue Rausch know if you are not receiving it. The committee is waiting for members to return from vacation. There is a Brunch on Sunday, 3/13, at Joey B's; Wine & Cheese 3/20; Book Club is meeting. Poker is suspended because 1/3 of the members are in Florida. They would like to recruit more members so they can continue in the winter. It was suggested that events not be scheduled for the same time as RPO concerts.

OLD BUSINESS

Snowplowing Contract No one is unhappy with the service so far this year. It was noted that the sidewalks were not always done in a timely manner, that edges have been plowed up with clumps on common areas. Overall they did well though. They have always repaired damages. The suggestion was made

that we go for a long-term, 3-year contract at the end of this year and see if we can get the same pricing. C.Kasner moved we offer the current snowplow contractor a long-term agreement. L.McLaughlin seconded. The motion was passed. J.Manetta will work with Magic Plowing to get a three-year rate which may include a set increase. The price of salt may waiver. We should have 30-day opt out clause. J.Manetta will present the bid to the RR Board for final approval.

Refuse Contract. J. Manetta has negotiated a locked-in rate with Suburban starting July 1. Waste Management won't let us out of our contract early. Suburban will lock in the pick-up day and give us 64-gallon containers. (That is the smallest available.) They will give us new cans and recycle bins. They are a local company, cheaper and much more accommodating than Waste Management.

Road Damage Claim. We gave the insurance company two estimates to repair the damage. The process would be a thick slurry product over the damaged area and seal the whole road. The insurance company said they would only pay for the damaged area. We got a price for that but it would look awful. The contractor (Magic) said he could cover the whole road for an additional \$2,000 to \$3,000. This wouldn't include driveways, but J. Manetta said he would repair the driveways too. The second bidder said he wouldn't do partial fix. The bid for the partial repair is \$6,500 without sealing. Sealing just the fixes would be \$2,850. Sealing edge to edge would be an additional \$4,750. It was mentioned that we could take Hosmer to Small Claims Court for the additional cost. We decided to wait and see how the insurance company responds. We could take the check and put it into the Reserve Fund and then fix the whole road with no time limit.

NEW BUSINESS

Rivers Run Build-Out. Flags have been placed in the lots for Buildings 900 and 1700. We have seen nothing in writing but we are told that there is a verbal agreement with Crosstown Construction to build Building 900. It will be three units, two-car garages. One will be a model and the other two units finished on outside only. When they are sold, Crosstown will buy another three lots. There is no contract, no start date, but it looks much more positive than when we first talked about it. There are questions about whether Crosstown has structural plans and on what documents the Town and County have which might require uniformity of the new buildings. We want to look at the plans to assure the new

buildings are the same as the current buildings. We will ask for a meeting to sort out the specifications and questions.

Discount Cards. Everyone got one as far as we know. It should be noted that they are for food and beverage only. A question was asked if we still are allowed to use the swimming pool.
Don't see why not. Can check.

55 Plus Rumor. There was a question from a real estate agent as to whether a person has to be 55 plus to live in the community and what the process would be to change the rule. The answer is yes and we would have to have an 80% vote for approval to change the rule. There is nothing on the table but the false rumor said we were going to change. There was only a question.

Potential Common Area Maintenance. The bottom of some of the streetlights are chipped. We would like the fire hydrants to be all the same color, not some red, some yellow. They should be red. Those are easy fixes which will be put on the repair schedule.

Normal RR Community Maintenance Plan: RR Board wants to set up a rotating routine maintenance schedule for all the cottages. Examples of the maintenance that would be part of the schedule: wood trim and shutter painting, roof inspection, drive and road sealing, gutter work, cleaning the siding, caulking, etc. C. Kastner asked J. Manetta if Crofton has a list of normal maintenance and the interval of time they should be done. J. Manetta indicated that he could put one together with the help of B&G. This information would be used to calculate costs and be added to the Reserve Study.

Roofing Inspection. Should we set up a schedule to check the roofs annually? It was done today. The vent boots, missing shingles, etc were checked. J. Manetta will put a plan together as part of the Reserve Study.

Sally Wolfe is replacing Sandy Lisk at Crofton.

The **Reserve Fund** discussion is postponed until May.

COMMUNITY COMMENTS centered around a number of leaking gutters and a question was raised about washing the white vinyl siding pieces on the buildings. J. Manetta took the information and will see it is added to the maintenance schedule.

L. McLaughlin moved the meeting be **adjourned**. H. Maslich seconded. The motion was passed. The meeting was adjourned at 6:55 p.m.

W. Fischer, Secretary