

RR HOA Board Meeting
January 12, 2016, in Greenwood Cove Lecture Hall

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, J. & R. Hazzard, L. Quinn, C. Schmalzbauer, F. & N. Weinstein

Approval of September 9, 2015, meeting minutes: H. Maslich moved to approve, L. McLaughlin seconded. Motion passed.

COMMITTEE REPORTS:

Buildings and Grounds: C. Kastner noted that if you have a York furnace, you could have a problem with the condensate trap. This cracks and leaks but it is under warranty to the end of 2016. If you see water around the base, York will pay for replacement.

C. Kastner went to the Town about the next door project respecting the border between us. Chris Martin, town engineer, has invited anyone to talk to him. With Richland, 120 feet from our boundary to the houses was approved. With the new development, it will be about 110 feet. The orange fence is only for clearance purposes and is not the boundary. A project map is available from C. Kastner. Send him an email if you want one.

C. Kastner also noted that in the southwest corner of our perimeter road last week, there was rain on top of packed snow. It was sheer glass from the corner to Bldg. 700. It was black ice. Be careful around there. Note that we can call Crofton to have Magic Seal throw salt on it. Remember, we are only salting during storms.

Finance: H. Maslich reported that we have received the year-end report for 2015. We were mainly on plan. We have \$26,373 in our operating checking account. We took in \$180,000, spent \$186,000. We received \$6,000 from our sponsor for the deficit obligation according to our operating plan. Last year, we had a deficit of \$10,000 over budget for snow plowing. This year, we increased the snow budget to \$40,000 and hope to end up with surplus for this item. We will reserve the decision on calling for a special assessment (approved in September) until Spring but it doesn't look like we will need it.

F. Weinstein asked if the owner (RR Holding LLC) is paid up for 2015. The answer is yes. Our plan for 2016 is on his desk but we don't have his decision. The plan is based on a projected deficit. We have asked for monthly payments based on the projected deficit but by law, the owner can wait until the end of the year to pay.

Hospitality: We had very good Holiday dinners, Thanksgiving at Joey B's and Christmas Day at the Double Tree.

Policy: No new policies but we had our second approval for a rental (Unit 303). The owner has been informed of the process. He has to notify Crofton and get approval of the tenant from the Board. If he doesn't rent in 90 days, he will have to re-apply. There was discussion as to

whether the unit is still for sale and if not should the sign come down. H. Maslich will contact owner.

Social: W. Fischer reported that the regular events are going forward even though the committee's leaders are on vacation. Special thanks are given to Sue Rausch for publishing the Community Connections Newsletter in G. Phelps' absence. A wine and cheese event for cottagers and Greenwood Cove people was initiated by K. Hayes and was very well attended. Another is planned in the near future.

OLD BUSINESS:

Variations: No variations were submitted since our last meeting.

Insurance Claim: J. Manetta reported we have received the second bid for road repair which our insurance company requested. Our coverage is for \$20,000 (\$1,000 deductible). The bids were under that. So if we decide to go ahead, we are covered. The bids include driveway sealing but it is our understanding that the insurance company will not cover driveway sealing. However, the majority of driveways were not damaged. The contractors recommend the new product they will be using. We should have a decision soon from our insurance company. They will cover us and then pursue Hosmer. We will not be involved in that.

A question arose about whether or not we can take the cash and put it toward the repaving of the development road in the future versus having the repairs done now with the insurance company paying the contractor. J. Manetta will talk to the insurance company.

TW Rate Increase: J. Manetta reported the rate increase is only for the extras which individuals have requested. The bulk rate remains the same and is locked in until March of 2017.

Christa Negotiations: As previously mentioned, Christa has performed his obligations for 2015. He gave us \$6,000 toward the 2015 budget deficit. We have given him two options for 2016, monthly or yearly payment. We have not heard back from him.

Speculative Information: We have no facts but Crosstown Construction Company is interested in purchasing Rivers Run Holding (the remaining builds, ponds, and path). They have been touring and have visited a couple of residents. H. Maslich has had conversation with them and they seem positive. Morgan/Christa will retain Greenwood Cove. There was discussion about restrictions for new owners. Our lawyer has told us any buyer would be constrained by our Operating Plan. Any changes to structures or footprints would have to go through the Town approval process. C. Kastner pointed out we should be involved if there are any structural changes. L. McLaughlin asked if there were to be basements, would homeowner or HOA be responsible for damages. J. Manetta said that in most places, the basement is the homeowner's responsibility.

You can check their web page at crosstownconstruction.com. H. Maslich will let us know as soon as he knows anything.

NEW BUSINESS: None

COMMUNITY MEMBER COMMENTS:

J.Hazzard. We talked about salt being distributed to owners for walks and driveways. We did talk about that but it was decided that people should get their own unless they are unable to do it. They should let the Board know if that is the case. We are discouraging the use of salt though. F. Weinstein suggested nesting two flower pots to make a spreader. You can align the holes in the bottom open to spread and twist the holes out of alignment to close the "spreader."

Our uneven power outages : Are due to the way RG&E distributes power. Our situation has been reported to RG&E by several people and they have not taken action. The advice is to call Customer Service. When you do have power, you can open an account (free) and get specific information about outages and repair times. N.Weinstein asked if you can get reduction in bill for outages. The answer is you can negotiate with RG&E.

MOTION TO ADJOURN: Moved by L. McLaughlin, C. Kastner seconded. Motion passed

MEETING ADJOURNED: 6:20 p.m.

NEXT MEETING: March 8, 2016 at 5:30 p.m. in Greenwood Cove Lecture Hall