

RR HOA Board Meeting, November 12, 2019
Greenwood Cove, First Floor Lecture Room

Call to Order: 5:34 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: C. Galvin, M. Carlson, F. and N. Weinstein, A. Kamm, L. Lee, C. Andrews and J.M. Smeenk

Approval of September 10, 2019 RR HOA Board Meeting Minutes. C. Kastner moved to approve; M.J. Thomas seconded. The motion was passed.

Committee Reports

Building & Grounds – C. Kastner

- 1301 J. Engdahl had loose flashing on one door;
- 1002 C. Gnazzo had two panels without flashing, needed touchup and paint;
- Neither were reported to Crofton.

Hospitality – M.J. Thomas

- Wanda Fisher, C. Schmalzbauer and M.J. Thomas make up the Hospitality Committee.
- Welcomed John Mark Smeenk and Cliff Andrews to unit 401 and Dean and Ann Drenk to unit 803.
- Judy and Gina Maugeri are expected to close on unit 801 soon.

Policy – M.J. Thomas

- Some minor revisions were made to Section 3 of the Handbook; changes were sent to community and posted on website.

Social – J. Galvin

- Monthly bulletin was sent out with the normal variety of scheduled activities;
- Wine and cheese tasting was received well;
- Bruch at Lucas Kitchen this Sunday; and
- Thanksgiving dinner reservations will be made for interested parties at Joey B's; contact M. Carlson.

Cable Renewal Committee:

- J. Galvin, Board representative and Committee Chair, along with three community volunteers are doing research on new TV and Internet services. They attended a meeting at the Henrietta Library regarding available services in the area. Costs ranged in the area of \$50-60/month in addition to the internet fee. There is potential for monthly

fees to reach \$100/month. An email will be sent to community asking what they feel is an acceptable price range.

Finance – J. Galvin:

- At the end of October 2019 the HOA reported cash balances of \$29,512.28 in the operating account, and \$150,357.63 in the Reserve account. Reserve account balances are on target with our established funding schedule to cover long-term expenses.
- The budget through 10 months ending October 2019 shows operations within budget. Budget expenses for the first 10 months of 2019 was estimated at \$169,683.56 and actual expenditures totaled \$155,707.56. Individual accounts within the budget show no major variance from our planned expenditures. However, our legal expenses are above plan by \$4,364 and our building repair budget will be exceeded by at least \$5,000 based on the approved repair and preventative maintenance work on 22 patio doors in the community. Several bills to Birchcrest remain to be paid. When paid our tree maintenance account will be closer to the budgeted amount. All other expense categories appear to be running close to planned estimates.
- We have sufficient cash on hand both in operating and maintenance reserve to handle these expenses.
- A motion was made to approve the 2020 RR HOA Proposed Budget. L. McLaughlin moved to approve 2020 budget; J. Galvin seconded and the motion passed 5 yes, 0 no.

Variances:

- RR 404 Installed Solar Panels; 5 approved;
- RR 301 Estate Sale; 5 approved;
- RR 202 Replace 2 storm\screen doors; 4 approved, 1 abstained.

Old Business:

- GJ Romig has been asked to review the drainage behind building 400 and present the Board with a potential solution and bid.

New Business:

- JG Cleaners awarded the gutter cleaning contract; work is expected to begin soon.

Community Update:

- 21 units were scheduled/completed wood rot repair; two replaced by HO;
- 1701 expected to close the week of 11/25; new owners are Richard and Linda Beidenbach;
- 902 expected to close the week of 12/1; new owners are Lynn Musgraves and her spouse;
- 903 expected to close the week of 12/1; new owner is Cathi Finch;
- Shuttle bus service to RIT is no longer available; Cove is looking for other alternatives;
- Snow plowing began last night. If your area is missed, call Crofton and report;

- M. Hayes, B. Alconero, C. Schmalzbauer and C. Lee thanked for weeding triangles along the main path;
- Crofton has been awarded a 3-year contract as property manager.

Community Comments:

- Hope that plowing can be done by 6:30 to enable workers to leave for work;
- Will the RR sign by E. River Road be lit again? The sign is the responsibility of Greenwood Cove; L. McLaughlin will talk with property manager;
- A letter was sent to the Regional Manager of the Hill regarding cars parked on Fairwood; a reminder note was sent to all tenants; cars that continued to park there were and will be towed;
- Community paths were not plowed; the Cove will be reminded that this is their responsibility.

Meeting Adjourn

J. Galvin moved to adjourn; C. Kastner seconded. The motion passed and the meeting was adjourned at 6:07 p.m.