

RRHOA Board Meeting, January 9, 2018
Greenwood Cove Lecture Room

Call to Order: 5:36 p.m.

Board Members Present: Linda McLaughlin, Cy Kastner, Jim Galvin, Wanda Fischer, Mary Jane Thomas

Community Members Present: Sharyl Courter, Helga Gertsen, Mary Hayes, Marilyn Kastner, Dianne Linscott, Jim Michels, Leo Nabor, Lois Quinn, Larry & Sue Rausch, Bill & Marty Schmitt, Julian Thomas, Fred & Natalie Weinstein

Guest Speaker: Tom George, Vice President of Development, Morgan Communities
Status update on the “new” RR Homes Construction

T. George has been appointed to take over the next phase of Rivers Run Cottage development. The Town has certified the projects. Antetomaso Homes has been contracted as builder. They will start as soon as the weather permits. ReMax/Plus will be selling the units and the first unit will be a model and sales office, open on weekends. They will be putting signage on East River Road.

Question/responses:

Osher lease expires April, 2019. T. George has spoken with both RIT and Osher and they are committed to our community and our educational links. Morgan/Christa purchased the Racquet Club last year and the intention is to renovate and lease to RIT for student housing. The RIT bus service has been transferred to Burst Transit and will continue. Also, there is a new surface study of traffic on the East River corridor. RTS and the Town are working to get Henrietta on a service loop. We do not have pricing information on the new units yet. They will be approximately 1,500 sq. ft. (Preliminary floor plans are available at www.riversruncottages.com). We will begin to see marketing 30 days before construction begins. The first building will be 1700. They will start with one building of three units. Timing of start of the next will depend on sales.

Approval of November 14, 2017, Meeting Minutes: J. Galvin moved to approve. C. Kastner seconded. The motion was approved.

Committee Reports:

Building & Grounds - C. Kastner

The request from the McVays for a tree/bush replacement has been approved. L. McLaughlin will put 1201 issues with small patio doors on the Crofton list. Magic did a nice job clearing snow. They will check again tonight to see if salt is needed.

Finance - J. Galvin

At the end of December 2017 the HOA had cash balances of \$47,423.78 in the operating account, and \$121,608.42 in the Reserve account that consisted of \$117,529.92 in the Maintenance reserves and \$4,078.50 in the homeowner funded landscape reserve. We projected our need in the maintenance reserve account at the end of 2017 to be \$106,897 however we postponed 2 projects totaling approximately \$9,000 that would have been paid from this account. As a result the reserve account balances are on target with our established funding schedule to cover long-term expenses.

The budget through 12 months ending December 2017 shows operations on budget with 2 major exceptions (legal and snow maintenance accounts) discussed in prior months as offsetting each other and building repairs over budget by \$1,136. The budget amounts have been adjusted in the 2018 budget to reflect anticipated expenditures. Budget expenses for the 12 months of 2017 was estimated at \$197,325 and actual expenditures totaled \$194,825.

Hospitality - W. Fischer

W. Fischer introduced new community members Mary Hayes and Leo Nabor in Unit 203, and Sharyl Courter in Unit 303.

Policy – MJ Thomas

Nothing to report at this time

Social - J. Galvin

Eleven people came to the Mexican Train Dominos. There will be play-or-learn Cribbage at the end of this month. Out to Dinner, Breakfast and Lunch groups will continue meeting throughout the winter. We will try a Men's Lunch Group. There are plans for a Quarrel group in February. Please sign up for activities and the committee can always use new volunteers.

Property Manager Report: - Alicia Jarrett

L. McLaughlin reported that A. Jarrett was unavailable tonight because of a conflict. She will be present at future meetings.

Old Business:

Upcoming contracts - L. McLaughlin reported

- The Board has reviewed and voted on the next chemical contract, awarding it to Broccolo for 2018
- Six bids have been sent out for tree maintenance & winter pruning contract.
- Grounds maintenance - seven bids sent out, four responded. A. Jarrett will put together summary for our review.
- Driveway Sealing Early Spring 2018 - Will do all driveways, not roads because of anticipated construction traffic. We will have a schedule available. Hot crack sealing damage by snow plowing will have to be fixed.

Landscaping Reserve Fund Project: Potential sites 5 (between Bldg 16 – 18); 8 (between Bldg 13-10); 1 (behind Bldg 10 along path). The Board agreed to get bids for all three sites. L. McLaughlin will ask A. Jarrett to send RFPs out.

RR Sign Correction - The Board decided to have Creative Rage/Turning Point Designs redo the sign at Fairwood/Rivers Run fork instead of matching the sign at the East River entrance or redoing all the signs in the community.

Shredding: After tax season, J. Galvin will send a survey to the community to determine interest level.

New Business:

2018 Landscaping Forms: C. Kastner - Process will be the same as last year. If you have no changes, your last year's form will be used again. New people will be contacted directly. We will be sure any new landscaper will adhere to the forms.

Broccolo's Bid and Proposal for 5 retention pond maintenance We are waiting to hear back from Broccolo.

Schedule Maintenance Matrix: L. McLaughlin is creating a matrix of what maintenance items need to be done, when and by whom. The Board will give her feedback.

Community Member Comments/Responses

Current plans include building of Building 100. It could be built with a ~~will have~~ basements if requested.

We agreed to a schedule for HOA fees to increase \$5 per unit per month until they reach \$295. This is to build the reserve fund for large ticket items.

The idea of building a club house on Bldg 100 site was rejected because it would be far too costly for the HOA, probably in the one million plus range.

Windows are the responsibility of the unit owner

Our Spectrum contract calls for Basic plus Showtime. We are trying to negotiate higher internet speed.

The \$4,200 portion of the pond maintenance bid is the responsibility of RR Holding for the work to cut weeds and maintain banks. The rest is going to the HOA prepare the ground and seed with flowers.

We will check with The Collins (404) to see who did their door frame repair.

We are waiting for clarification of the question of mandatory dryer vent cleaning.

We want to remind people to have their furnaces checked regularly.

Meeting Adjourn: 6:55

Next Meeting: March 13, 2018