

RRHOA Board Meeting, March 9, 2021
Via Zoom Videoconference

Call to Order: 4:04 p.m.

Board members present: L. McLaughlin, J. Galvin, C. Kastner, M.J. Thomas and C. Lee;
S. Brandon with Crofton Purdue absent

Community members present: L. Lee, S. Reed, F. and N. Weinstein, C. Schmalzbauer,
M. Carlson, T. Rios, A. Drenk, L. Musgraves, K. Hayes and G. Robbins and J. Birk

Approval of January 12, 2021 Board Meeting Minutes: M.J. Thomas moved to approve;
J. Galvin seconded. The motion was passed 5-0.

Committee Reports

Hospitality – M.J. Thomas

- Welcomed Greg Robbins and John Birk to cottage #102
- A welcome letter will be sent to David and Cheryl Honsberger who have closed on cottage #103, but will not move in until mid-April

Policy – M.J. Thomas

No report

Building and Grounds – C. Kastner

No report

Finance – J. Galvin

- At the end of February 2021, the HOA reported cash balances of \$20,623.30 in the operating account, and \$180,097.32 in the Reserve account. Account balances show us on target for the established funding schedule to cover both long-term expenses and our operating expenses.
- The budget through two months ending February 2021 shows operations within budget. Budget expenses for two months of 2021 were estimated at \$38,914 and actual expenditures totaled \$33,076. Individual accounts within the budget varying show no significant variance to plan.
- Finally, I am pleased to report that we will commence the review of our Maintenance Reserve tomorrow. We will complete the review and produce a report in time for our next board meeting.

Social – J. Galvin

- Very little going on at present; however, CDC guidelines are relaxing. Hopeful that life will return to normal soon and we can resume activities
- C. Kastner to send an email to RR Talk regarding vaccine availability and request if assistance needed with making appointments

Old Business

- Internet/Cable TV - J. Galvin; Spectrum contract is entering the final stages of negotiations. Spectrum's red lined reply to our contract review is in the hands of our attorney for review and comment. From there, we hope to have a final document ready for Spectrum's approval and signatures.
- Reserve account projections - J. Galvin; expected to begin this week (March 8 – 12, 2021) and be complete by the next board meeting
- 2021 Landscaping forms - C. Kastner and M. Carlson; forms have been distributed to community. Approximately half have been returned to date. A reminder email will be sent out this week

New Business:

- Birchcrest 2021 lawn fertilization contract will be \$1,051 per treatment and includes all buildings. This motion to pass the cost was made by L. McLaughlin and seconded by C. Kastner. This was approved 5-0.
- Birchcrest noticed moss in the lawn; a test will be done (\$50.00) to determine the best treatment. They will be on site soon to evaluate trees and note which should be replaced or need special attention.

Community Update:

- New Home Sales and Construction
 - Cottages 102 and 103 have closed
 - Cottage 101 is under contract and expected to close in mid-April
- Morgan Properties are rebranding all 14 of their NYS properties to conform to their logo. The new sign will be installed in the April/May time frame. A copy of the mockup will be sent to community members.
- RR Holding, as sponsor, is still responsible for 3-4 buildings on the property through the warranty period. In addition, they are still working on outstanding items such as: water pooling behind Building 900 and the grate/curb box issue at #1701. They also need to provide us with cottage plans - as built, not designed.
- Three New Developments in the Town of Henrietta
 - Aptitude Rochester LLC. is developing a Mixed use development for six student housing buildings with a total of approx. 202 units, light industrial and walking paths directly across E. River Rd.;
 - Lehigh Mixed Use Development, Commercial Street Partners, LLC will be developing a parcel on the north side of Lehigh Station Road at East River Road that will consist of 350 residential units designed for students and on the opposite side of Lehigh Station approx. 500,000SF of commercial/industrial space.
 - Riverwood Tech campus, south of The Lodge, will be adding a new building that will be 40,600 square feet encompassing 10 acres.

Safety First. Reminder, everyone for your safety and everyone else in the community that when you observe dangerous behavior to **first** get yourselves into a secure place and **then DIAL 911**, before doing anything else.

Community Comments:

Q: Concern regarding new East River Road projects - will there be traffic mitigation or walking sidewalks? Will the town provide open land around projects?

A: Any concerned residents are encouraged to attend town board meeting; additional information can be found at Henrietta.org.

Q: There appears to be a dead tree on the south side.

A: RG&E periodically audits and trims and/or removes any dangerous limbs or trees.

Meeting adjourned - a motion was made to adjourn by J. Galvin and seconded by M.J. Thomas. The motion passed and was adjourned at 4:49, approved 5-0.

Next meeting May 11, 2021