

RRHOA Board Meeting, May 13, 2019
Greenwood Cove First Floor Lecture Room

BOARD MEMBERS PRESENT: L. McLaughlin, C. Kastner, J. Galvin, W. Fischer, MJ Thomas

COMMUNITY MEMBERS PRESENT: S.Courter, J.Engdahl, C.Galvin, M.Hayes, J.Jackson, M.Kastner, C.&L.Lee, D.Linscott, J.Michels, K.&S. Reed, F.&N.Weinstein

CALL TO ORDER: 5:30 p.m.

APPROVAL OF BOARD MEETING NOTES: J.Galvin moved to Approve the March 12, 2019, Board Meeting Notes. C.Kastner seconded. The motion was passed.

COMMITTEE REPORTS:

Building & Grounds - C. Kastner
The level of mulching is correct.

Hospitality - W. Fischer - The Rivers Run Emergency Preparedness notebook is now on line in our private documents file. To access,
log into: jt-mj.net/rrhoadocs/
ID: rrho
Password: rrho

Finance - J. Galvin

At the end of April 2019, the HOA reported cash balances of \$33,517.95 in the operating account, and \$137,371.56 in the Reserve account. Reserve account balances are on target with our established funding schedule to cover long-term expenses.

The budget through 4 months ending April 2019 shows operations within budget. Budget expenses for the 4 months of 2019 was estimated at \$54761.44 and actual expenditures totaled \$54,249.44. Individual accounts within the budget show no major variance from our planned expenditures, however, our legal expenses while still below the plan are already 66% of the annual planned level.

We will continue to maintain a conservative approach to our spending while the remaining buildings are being completed to assure, we are well positioned as we move forward.

Social - J. Galvin

Fewer people are attending events. Social encourages early sign-up and needs volunteers to lead events.

Policy – MJ Thomas

Border contents policy change discussed under Community Update

Approved Variances - L. McLaughlin

304 to plant two bushes on north side of unit.

OLD BUSINESS:

Gazebo signs - L McLaughlin

The design for the two gazebo no smoking signs was approved and will be submitted to A. Jarrett to request bids.

Retention Pond Discussions with Town of Henrietta - J. Galvin

We should have a proposal from the town to review in a few weeks. They will maintain the pipes only.

2019 Projects – L. McLaughlin

Development road and 'cul-de-sac' road surface annual hot crack fill. Manel is working on schedule date for the community which will be within our requested parameters. L. McLaughlin will ask A. Jarrett to get quotes on crushed stone/oil. The crushed stone/oil method of sealing the road would be done after construction is done.

Wood Rot repair - L. McLaughlin & C. Kastner

There are 15 units scheduled for repair. The damaged areas will be repaired and the entire door frame encased in aluminum to prevent future damage.

NEW BUSINESS:

Building/Townhomes outside annual inspection – A. Jarrett, C. Kastner

C. Kastner and A. Jarrett will do the Spring Walk-Around mid to late spring. The upper drain between 204 & 301 will be included and they will look at any bushes that are less than healthy. We are waiting for bids on the drainage issue behind Building 400.

COMMUNITY UPDATE:

Vehicle light pollution mitigation – L. McLaughlin

The HOA will not be pursuing this issue any further at this time. Greenwood Cove was contacted and responded that they do not plan to add landscaping to the perimeter of the community. The cost greatly outweighs any benefit for the Cove and the appearance of that would not be pleasing to our residents.

Annual Meeting – L. McLaughlin

Two board seats will be up for election. W Fischer will not be running for re-election.

Handbook update - L. McLaughlin

Updated Section 3, Community Living, was emailed to the community. Major changes were on pages 5 through 9 which deal with foundation beds, patios and front entryway and sidewalks.

RESPONSES TO COMMUNITY MEMBER COMMENTS:

200-400 Cul-de-sac being used as turn-around and large vehicle traffic on our road. L. McLaughlin will talk to Greenwood Cove administration about use of the cul-de-sac. The Board will consider more speed limit/private road signage. A suggestion was made to close off one end of the cul-de-sac.

Pond bank maintenance

Weed killer has or will shortly be put down. It is hoped that seed can be put down by the end of June (weather dependent).

Street Gutters

We are responsible for cleaning. Conditions should be reported to Crofton

Paths and Triangle Gardens

The RR Holding via Cove is responsible for the maintenance of the two triangles. RR Holding is responsible for the asphalt path and after discussion with D. Christa in 2018, he indicated it would be taken care of.

Landscaping Sites

Neighbors have been taking care of watering the sites. That will continue.

MEETING ADJOURN:

MJ Thomas moved the meeting be adjourned; J. Galvin seconded. The motion was passed and the meeting was adjourned at 6:40 pm.

NEXT MEETING: July 9, 2019

NOTE: Remember to bring your door fob