

RIVERS RUN HOMEOWNERS ANNUAL MEETING
September 13, 2016 - 5:30 p.m.
Greenwood Cove Leuter Hall

Board Members Present: H. Maslich, L. McLaughlin, J. Galvin, W. Fischer, C. Kastner, J. Manetta of Crofton Mgt.

Community Members Present: R. & B. Alconero, D. Barsel, B. & M. Brent, B. & D. Doane, W. Dressler & R. Johnson, J. Dwyer, J. Edgar, C. Galvin, K. Hayes, J. & R. Hazzard, J. & J. Jackson, A. Kamm, M. Kastner, D. Linscott, B. & S. McVay, J. Michels, M. Mohtashemi, L. Neisner, K. Petras, L. & S. Rausch, E. Sayers, W. & M. Schmitt, A. Sasiadek, F. & N. Weinstein, C. Wellers, S. Wohlers

Meeting Called to Order at 5:30 p.m.

Approval of 2015 Annual Meeting Minutes, H. Maslich so moved, L. McLaughlin seconded, the motion was passed.

Welcome: H. Maslich

This is the 11th Annual Meeting, the 5th since the Homeowners Association took over. For new people who may not be familiar with condominium rules let me say the following. To pass a vote or take an action, the membership must satisfy a quorum, or 25 units (except when voting for a special assessment or amendment). Board members are equal to others with one vote per cottage. Rivers Run Holding LLC has one vote until all building is complete. The Board has maintenance obligations, financial responsibilities and a commitment to abide by use restrictions and other rules of the Association. To a degree, it necessitates individual conformity for the good of the whole. The Board of Directors of your Homeowners Association has responsibility for the common elements and the management and operation of the Association's business affairs in accordance standards established in governing documents created when our community was first developed in 2005. We share a 33-acre environment here and it was pointed out to me recently by our Building and Grounds Committee that we have 178 trees. To the extent that our Association, which is non-profit corporation, has such authority and control, it is the Board of Directors that carries out these responsibilities.

H. Maslich then introduced Board of Directors

New Community Members - W. Fischer

Alison Sasiadek, Unit 202, September 2016
James & Veronica Michels, Unit 404, September, 2016
Eloise Schrag, Unit 1503, September, 2016
Panna Gandhi, Unit 1302, September 2015
William Destler, & Rebecca Johnson, Soon
Julia Eng, Unit 403, October, 2016

In Passing

Jan Wellers, Unit 1003

Annual Review

- Installed new Rivers Run Sign at East River Road
- Five retention Pond bank management plan with Broccolo.
- Reviewed and validated, the maintenance reserve fund.
- We did not have to use special assessment
- Updated Landscape forms to accommodate cottage owners requests for special treatment
- Hired new refuse vendor, Suburban, and are saving money
- Received \$8,350 insurance settlement for snow plowing road damage and put it in the reserve fund for future road maintenance
- Invoiced sponsor for un-built lots
- Painted Fire Hydrants
- Designed and published a Rivers Run brochure
- Cleaned up and installed bolt to close off Westminster Road
- Reviewed trees hoping to put together into a management program
- Re-established RIT connection, L. McLaughlin appointed liaison
- Renegotiated with Greenwood Cove for tree hazard by stop sign at road entrance for Osher
- Passed rule removing real estate signs from lawns (and allowing one in window)
- Renewing our contract with Crofton for three years
- Instituted a shutter painting program. This is ongoing.
- Worked with RR Holding for bush hogging lots 1, 8, 9 & 17
- Surveyed the community for desirability of lowering age 55 requirement. Found that 80% do not want to change
- Developing a routine maintenance list to get ahead of the curve. This is being developed between Buildings & Grounds and J. Manetta
- Worked with Crofton to review scope of work with vendors, contractors and budgets
- Clarified Morgan/Christa responsibilities regarding paths and triangle maintenance
- Hired snow removal contractor for three years at the same price as last year (unless salt goes up)

RR Update

- We have a developer payout due for \$9,000 (sponsor contribution to Operating and Maintenance of RR)
- We have one cottage for re-sale

Approved Variances

- 3 for Screen/Storm Doors - 1302, 204 & 701
- 2 for awnings - 701, 1203
- 1 to fill driveway strip between 1502 & 1501
- 1 to expand back patio - 202
- 1 to extend planting bed - 1601
- 1 for furnace room exhaust fan with venting outside under eaves, 1502
- 5 for bush planting or replacement - 1002, 1002 1001, 1102, 1601

Proof of Meeting - J. Manetta

- Notice of this meeting sent out in early August.
- Second notice sent two weeks later including proxy statement

Election – J. Manetta

There were no other write-in candidates. Asked for any volunteers in the room. There were none. The slate of L. McLaughlin and W. Fischer was presented for one vote for a show of hands. Both were unanimously re-elected.

Financials - J. Galvin

We are in good financial condition. We have \$33,255.89 in operating fund at the end of August. The maintenance reserve is at \$87,342 We have \$1,840 from money saved by the Time Warner reduction which was applied to do additional landscaping. We anticipate coming in with about \$90,000 in the maintenance reserve at the end of the year. Our cottages are aging. We don't anticipate a shortfall as long as the new cottages are completed in a reasonable length of time. At this point, we see no reason for a special assessments.

Looking toward operations in terms of the budget, we are either on target or slightly better for everything we anticipated. For instance; electric came in at about \$4,500 because electric was cheaper. Likewise insurance, we anticipated a much larger increase that we received. Mother nature saved us about \$10,000 in snowplowing this year. We will wind up saving up to \$2,000 in refuse. Waste Management decreased their billings below the level they told us to expect. The new company is about \$100 per month less than Waste Management's lower quote. So in the long run, we'll save a couple thousand dollars there. We anticipate a \$1,300 surplus this year. The next programmed raise of dues is \$5, which we said we'd do until the fee reaches \$295 in 2019. We expect expenses of \$195,565 versus income of \$187,128, which leaves a shortfall of about \$7,000, which we expect to be picked up by our sponsor. We've tried looking at what is fair for them and what is fair for us. It comes close to \$9,000 per year. All things considered, our financial condition is pretty decent. Time Warner is in the second year of a multi-year contract. We hope the community will continue to save the TW \$5 fee decrease for landscaping.

Updates

C. Kastner - Normally Rochester gets 100 inches of snow per season. Last year, we had 40 inches of snow. We will have Magic Plowing coming back to plow. We have unlimited trips. The cost is \$22,000 to cover roads, driveways, cul de sacs and sidewalk shoveling. They will salt the roadways at their and the property manager's discretion. The cul de sacs and walks will not be salted routinely, however, if we deem it necessary, we can call and they will salt these areas. This is saving us a considerable amount of money and reduces the salt damage which was occurring every year. The contract abides by Rivers Run snow removal specifications as part of the contract.

L. McLaughlin – In 2015, B&G, with the board approval, commissioned Broccolo to create a conceptual design landscape plan for beautifying the community. The three un-built areas were not part of the design plan. In 2016, we sent a letter to the community asking where to spend the landscaping reserve money, approximately \$2,700. The responses concentrated pretty much within the same areas. A map of Broccolo's conceptual design was handed out. The areas most folks wanted to concentrate on were sites 2, 3, 4, and 6 and the triangles. The

Board decided that because of construction in the area, we will postpone sites 4 and 6. We will work on sites 2 and 3 and the triangles. We will send the design out for bid. We expect to have the work going on in 2017. We are not doing this work until spring because spring plant stock is better quality and more variety is available.

With respect to the main path, there are two triangles that need work and we received a number of proposals from members of the community. We decided on one design that incorporates all the ideas presented. The design includes river rock around the lamp post, mulch in the rest of the triangle and various flowers and bushes. We will approach RR Holding with our proposal for the triangles to be sure they understand what we want. These three projects will probably take everything we have in the fund right now.

As far as the five retention pond areas, they are designated wetlands. The Army Corps of Engineers has control of them and they have given us the OK to cut the banks. However, the pond beds cannot be touched. The banks maintenance is the responsibility of RR Holding and we have hired Broccolo to institute a maintenance plan that would bring the area back to what it looked like back in 2008. We are billing RR Holding for the work. We have a three-stage program with the third cutting coming up. Before that, we will be sitting down with Broccolo to make sure we are on the same page. Our plan is to bring it back to what we had with the wildflowers instead of weeds. Keep in mind that the ponds are not under our control. They are there for a purpose, community drainage, and they will stay that way.

C. Kastner mentioned that Broccolo is recommending we not do the last cut now. We will talk about it at the meeting with her.

President Closing Remarks - H. Maslich

Our committees are functioning well. Everyone is urged to get involved the ~~the~~ committees. It puts new ideas into the community. Special thanks are given to the folks who participate in activities. Participation is the way to get to know your neighbors.

Community Comments

D. Linscott questioned the pond location on the site map. The map is correct. Dianne believed the pond was closer to Building 2. However, the current weeds along the back area behind the building give a misconception of where the actual pond bed is located.

J. Edgar asked when the shutters are going to be done. The painter left a ladder J. Jackson commented that hers haven't been completed. J. Manetta will check.

K. Hayes asked about keeping the path from 500 to the triangle cleared in the winter and the plowing contractor is dumping snow at the end of the parking spots between Buildings 4 & 5. C. Kastner answered that our agreement with RR Holding is to do the main trunk path only. The path mention is not their responsibility. We will try to work something out.

F. Weinstein asked when the fall shrub trimming will be done. C. Kastner responded that pruning is part of our contract. Romig is supposed to do it. The trees aren't a part of the Romig landscape contract. We are working on a tree maintenance program and getting prices from two arborists. We have no dates yet. J. Manetta will keep us informed.

D. Linscott asked if we are paying for places where they don't do landscape maintenance. C. Kastner said yes. Some homeowners have requested no maintenance and half have requested routine maintenance with some exception, which means seven are getting no maintenance and half require less work. Our contract is up in one year and we will renegotiate.

N. Weinstein asked if the edges of the un-built lots could be mowed. L. McLaughlin responded It is RR Holding property. We can ask them.

D. Barsel asked whose responsibility is it to remove wasp nests. She was told Crofton would take care of it.

J. Dwyer said she has a large space of dirt where two bushes were removed. She asked if it is her responsibility to shove the dirt back into the holes. No one knew who took them out. They were beside her house. J. Manetta will take care of it.

B. McVay asked about the triangles. They were maintained recently. We are putting a plan together and hope to get Morgan/Christa to pay for that. If they don't we do it anyway.

D. Linscott mentioned that the vegetation pulled from the triangles was dumped in the pond area. J. Manetta will talk to Broccolo about this practice.

F. Weinstein asked about the \$9,000 requested from the sponsor. It is not an annual amount. It depends on the deficit of that year. The sponsor is responsible for any deficit between income and expenses. We have no deficit this year. We made the estimate based on unbuilt lots. Last year the deficit was \$6,000. If the lots are built, we will negotiate.

L. Rausch asked whether there is any outlook on building. H. Maslich responded that he wishes he had good information. If you look at minutes from last year, it said that RR Holding wanted to sell off the remaining lots and have a builder come in and build on them. You may know from other board meetings that two separate companies came in, expressed interest in buying the un-built lots and those deals did not materialize. The option that was mentioned last year was that if Christa could not find a builder, he would build himself. I hesitate to say because of so many changes, but Christa called about a month ago and said that he wanted me to know that Christa/Morgan will build out the rest of the project. He did not say when. It looks like they recognize they are going to have to build the lots.

B. Schmitt asked about the dead Ash trees along the northern boarder wetlands. L. McLaughlin answered that the area the trees are in belong to RR Holding and are wetlands overseen by the Army Corp of Engineers. She also said that we sent a letter with Bill's photos of the dead trees span from Buildings 12 to 18 asking RR Holding to take care of the situation. We are waiting to hear back from Christa. She reminded everyone the last time we had a dead tree in that area it, took over a year and asked for patience.

J. Michel asked what the motivation is for building more units. The answer was that we get more revenue through assessment fees and the builder makes a profit. Once all the units are completed, owners will benefit since the only way to come into the community would be through sales of individually owned units.

K. Hayes asked if there is any way to “light a fire” under Christa. She knows someone who is interested in buying a two-car garage unit. H. Maslich said that anyone who has names of interested parties should give them to him and he will pass them along. If they can get buyers, that will provide motivation to build.

J. Engdahl pointed out that we should speak of buildings not units when we refer to four left to be built.

B. McVay asked about the amenities at Greenwood Cove as outlined in Amendment 8. We have access to all public areas of the building. C. Kastner said that when the 55 plus strategy wasn't working, the owners changed to market rate. We did lose some amenities such as the restaurant and transportation. The amenities were listed in Amendment 8. Some individuals consider it an open question. If anyone wants to pursue it, they have to do it on an individual basis. The Board is not endorsing any sort of litigation. We do have total access to any public area within this building.

D. Linscott has mice under her bath tub. It was suggested she call an exterminator. J. Manetta will have someone check the exterior for possible points of entry and take corrective action if required.

K. Hayes thanked H. Maslich for getting the garden around 403 cleaned up.

J. Michel mentioned that in the past, the Town endorsed changing nearby zoning but decided against it. Recently, the question of rezoning agricultural property in Henrietta has come up again. He brought it to our attention that there still is an action group. It would meet Thursday at the Henrietta bus garage. The group is opposed to rezoning which would change the area from agriculture to industrial. The area of interest to us is across East River Road and along Lehigh Station Road.

D. Linscott pointed out that the Krenzer's won their case against RG&E and the proposed substation being built on their property. It was noted that the new substation will be put on undeveloped land down river, not next to us.

D. Barsel said that Wegmans Pharmacy at Calkins Rd. will be accepting unused and outdated prescription medicine on September 24 until 1:00.

N. Weinstein asked where we are on pruning trees. C. Kastner told her that as part of research for the proposed tree maintenance program, we have talked to Birchcrest Tree and Landscape and Davey Tree and Landscape. We have a \$500 proposal from Birchrest and a \$600 from Davey to do a tree maintenance plan that would include inspecting all our trees and see what the trees need and what the cost will be. It will be an a la cart thing. We will decide what we can afford and then go out for bid for someone to actually do the work.

H. Maslich urged everyone to come out for activities: Bocce, Texas Hold 'em poker, sewing group, men's breakfast, coloring, etc. Details are in newsletters. Contact Wanda if you want to get on any of the distribution lists.

Adjournment

L. McLaughlin moved to adjourn, H. Maslich seconded, the motion passed.
The meeting was adjourned at 6:00 p.m.

Next Board Meeting: Tuesday, November 8 in the Greenwood Cove Lecture Hall