

RR HOA Annual Meeting Minutes
Tuesday, September 12, 2023
Greenwood Cove Lecture Hall

12th Annual HOA Meeting Call to Order: 5:18 p.m.

Board members present: L. McLaughlin, C. Kastner, M.J. Thomas, J. Michels, C. Lee and E. O'Connell with Crofton Purdue

Community members present: J. and R. Hazzard, G. Robbins, J. Birk, P. Levitt, B. and M. Schmitt, B. Peters, S. Courter, L. Lee, C. Petersen, J. Eng, V. Michaels, K. Reed, S. McVay, A. Dwyer, B. and B. Lindholm, L. Musgraves, F. Weinstein, B. Brent, M. Carlson, K. Petras, B. Maville-Letter, M. and T. Denker, M. Mayernik, M. Horyczun, R. and B. Nellist, J. and C. Galvin, J. Thomas and L. Biedenbach

Welcome:

L. McLaughlin welcomed all to the Annual Meeting, reviewed the meeting format and ground rules and introduced and thanked Julian Thomas for assistance with presentation, John and Ruth Hazzard for helping with check in and election results and introduced and welcomed E. O'Connell who, along with Jacque, helps with comments/complaints.

Roll Call has been completed by John and Ruth Hazzard as community members entered the meeting.

Approval of September 13, 2022 RR HOA Board Meeting Minutes: C. Lee moved to approve; C. Kastner seconded. The motion was passed 5-0.

Proof of Notice of Meeting: E. O'Connell informed all of Crofton's scope of at-home services, agenda and website and reported that the proxy/ballots and notice of meeting were mailed in August and asked if there were any candidates from the audience that would like to join the election.

Proof of Quorum: it was advised that 48 units out of 58 either returned their proxy or were present at the meeting and we had a quorum.

Introduction of the Board of Directors.

Year Summary Reports:

Linda McLaughlin recognized Committees and Social Event Contact Persons pages 3 and 4 of the Annual Meeting Presentation ("AMP"). Should there be interest in any other area(s), please contact a Board Member.

M.J. Thomas reported on Community Member Updates/In Memoriam since our last HOA Meeting. Please see page 5 of the attached AMP for names.

C. Kastner presented the 2023 Year in Review Summary (page 6 of the AMP).

- Road turnover would have a positive impact on our budget.
- Any issues with your unit, contact Crofton.
- For assistance with landscaping form, contact any Board Member.
- Entitled to RIT identification cards which allows you to audit classes and use their facilities.

L. McLaughlin's comments: RIT just changed their ID procedure without notification. They are going to chip cards. You can still use existing IDs for non-swipeable events (theatre/BJ's). For immediate needs, go to RIT's Registrar's Office to exchange your ID for a new card. If not urgent, wait for notification from me.

Q.: Do they provide hearing tests?

A.: Yes, you may have to pay a fee.

Q.: How do we know about courses that can be audited?

A.: The RIT website catalog lists classes. Then, contact Registrar's office regarding availability of the class.

Q.: Is the RIT shuttle available to us?

A.: No, because we are not students. The Town of Henrietta is trying to get a Rochester Transit stop by us as there are so many people here now.

Q.: Don't you have to have an .edu account in order to register for classes?

A.: Waiting for response from Registrar's Office, RIT IT's department and Office of Government Affairs. After registering for a class, you should receive a RIT email address.

Ballot Election Results – E. O'Connell:

M.J. Thomas and Greg Robbins were elected to three-year terms. Special thanks to our election officials John and Ruth Hazzard.

C. Kastner: A special thanks to everyone who ran for a position on the Board.

Financial Review – J. Michels (pages 8-13 of the AMP, the proposed 2024 RR HOA Budget and the Maintenance Reserve with 2024 projections):

Financial Report Year to Date:

At the end of August 2023, the HOA maintains a cash balance of \$47,596.53 in the operating account after the monthly reserve payment was made, and \$262,188.41 in the Maintenance Reserve account.

The budget through eight (8) months of the calendar year 2023 shows operating expenses to be \$9,915 under budget for the month of August and \$31,204 under budget for the year.

Although our HOA is approximately \$31,000 under budget for the year, future costs for lawn maintenance, end of the year snow removal, and building repairs are expected to bring the balance closer to our estimated level.

2024 Proposed Budget:

We are proposing a budget with anticipated revenues of \$329,208 and expenses of \$331,108. This will leave a small shortfall of \$1,900 which will be adjusted throughout the year. Last year we had made our review of the Maintenance Reserve account and determined that the funded level had to be increased. As such, we increased our monthly HOA fees by \$40 from \$345 per unit per month to \$385.

After reviewing the Maintenance Reserve account this year and estimating the Operating Expenses for 2024, we have proposed an increase of our monthly HOA fees by \$15 from \$385 per unit per month to \$400 per unit per month. The cable and internet fees will remain the same as the current year.

Although we have tried to obtain multi-year contracts to stabilize costs, we continue to find our contractors unwilling to commit to more than a single year because of their claim for increasing costs. However, our renewed contract with our management firm, Crofton Perdue, is a three-year contract.

We have also reduced our electric bill by a conversion of our street lights to LED bulbs. Further, we are continuing discussions regarding cost reduction approaches. These include approaching the Town of Henrietta to obtain a 'Determination' which will enable us to turn the Main Road and road gutter maintenance over to the Town, which would include snow plowing of the main road.

What to Expect in 2024 and Beyond:

We are currently facing an expenditure from the maintenance reserve in the range of \$15,000 to \$20,000 for repairs on thirteen (13) units due to faulty exterior siding installation. Further, we anticipate expenditures from the maintenance reserve in order to bring the condition of our main development road to meet standards required by the Town of Henrietta before the Town will accept the Determination to take over the road.

We anticipate financial pressure in all expense categories and must continue to attempt to find creative solutions for these and other challenges that develop to keep our living costs reasonable. As such, we welcome suggestions from the community to help achieve these goals.

Q.: How will the roofing replacement be determined?

Q.: Can I assume the lower numbers will be replaced first?

A.: There is an annual inspection for degradation and granule loss and we're hoping to push the replacement until 2028 or so. This year we had the area around the air vents sealed to prevent leakage. Crofton will make the determination as to when the replacement should take place. Just under \$300,000 is budgeted for roofing in 2028. As they are the oldest, built in 2006, buildings, 2/300, 4-700, 1100, 1200 and 1400 would be replaced first. Buildings 700, 1300, 1000 and 1600 would be the next sections and then 1700, 800, 900 and 100. The current roof is a 25-year roof; however, they could last 20 years or longer depending on the product quality. The new roofing will have a standard life span of 30-35 years.

Q.: Would just the unit be replaced or the entire building?

A.: The entire building would be replaced at once.

Q.: I didn't understand when it was stated that Henrietta might take over the road and we would have to pay something.

Q.: If the Town of Henrietta requires it, might we have to use the reserve money to upgrade the road?

A.: If upgrades are required (replace or repair the road), the cost could either be added to everyone's individual tax bill or pay the expense out of the reserve fund. It may cost \$50-75,000 and we have the money in the reserve fund.

Q.: Can we go over the Spectrum contract again? It seems that a lot of people are going off cable and streaming. I don't have a box to stream anymore.

A.: Are you using the Spectrum app? If so, you are using them.

Q.: Yes, but I stream most of what I watch.

A.: We have a six-year contract and we will review future use then.

Q.: Has the Board considered investing in short-term bonds like EPS with a 24-hour change period?

A.: No. We use Crofton, as our property manager, as there is an individual there that is insured and bonded. No one on the Board is bonded so we rely on Crofton. We went with CD's as they are federally insured.

Q.: What banks do we use?

A.: Canandaigua National Bank and M&T.

Board President Comments – L. McLaughlin:

Thank you to the following:

- All of you for your patience this evening while we attempted to set up the presentation.
- Cy Kastner for his dedication to RR HOA as a board of director here for 10 years (since Sept. 2013). His knowledge, insights and support have helped strengthen both the board and the community through his tenure as a director. Thank you!
- All the volunteers who worked on the maintenance of the two triangles along the main path and south development road by providing labor and materials to clean up and enhance the beds.
- Small triangle – Bill and Marty Schmitt with stones painted by the Peters grandchildren.
- Large triangle – Cheryl Lee and Marty Schmitt with Richard Biedenbach and Jack Driscoll providing hoses and water.
- Southside road area – Mary Hayes for keeping up that area.
- Ginny Phelps, one of the founding members of the Social Committee, for her 11 plus years as Editor and writer of the RR HOA monthly newsletter. Ginny has stepped back from the social committee and the newsletter and she will be missed. Her involvement and effort with the social committee helped make it the success it is today. We thank her and wish her well in the future.
- Wanda Fischer has decided to step back as Chair of the Hospitality committee. She was a founding member and chair of the Hospitality committee since its inception over 11 years ago. At this point in time, Wanda will remain a consulting member of the committee.
- All the homeowners who have opened their homes to hold social events. We want encourage everyone to get involve with the community. The social committee always need volunteers to help with things like organizing a function, setup and communication. The Hospitality committee needs volunteers to help welcome new homeowners. Various groups need facilitators to be the primary contact and organizer for the activity to keep the community going.
- All the volunteers for the work they do on the various committees.
- The existing board for the work they do.

RR Handbook Section 3:

- A variance is required for all common area work that includes all the foundation beds, the tree circles and the lawn area. One is also required when doing any work that might alter or attach to the outside of the unit; such as installing or replacing windows, doors, garage doors, patio awnings, extending a patio, adding a sun or three-season room, etc. (anything that could affect the outside of the unit).
- All flowers that are planted by the homeowner are the responsibility of the homeowner to maintain. If the HOA is billed for any additional work, the homeowner will be charged.
- Nothing can be attached to the outside of the unit/building or privacy fence or attached to or hung from any of the trees.

Reminder:

- Additional parking spaces around the community are for the use of all homeowners, guests, visitors and workers. As homeowners, we are asking everyone to please be considerate and utilize your garage and driveways to leave the available spaces available for the temporary use of the visitors, workers, guests, etc.
- Two calendars: One is a list of events published by the social committee and emailed monthly and the other is a traditionally formatted calendar published by the electronic committee and uploaded to the RR members only website. Access is at <https://www.riversruncottages.com/> and the password is RRHOA.

Upcoming Social Event:

- There will be a Potluck Picnic on September 16 at 4 p.m. at the Nellist's home – Cottage 103. Bring a side dish or dessert to pass. Bonnie and Randy will provide food to grill, rolls and condiments. Reservations are not required.

Thank you to Board!

Community Open Forum:

C.: We've neglected one person who has been on the Board since day one. Stand up and take a bow Linda!

C.: Look at proposed budget. If any questions, we can address now or contact any Board Member. Dues will increase \$15 monthly. We're trying to make sure we have the reserve built. One way to keep future increases down is if the Town says yes to taking over the road.

C.: HOA fees are getting out of hand. Time to reconsider permanent add-ons to the HOA fees and look at one time assessment to handle expenses or cut back on expenses like landscaping additions, etc.

R.: Many years ago, we did have an assessment for an unexpected expense as there wasn't enough money in the reserve to pay for it. The preference is to increase the amount in our reserve account to avoid an unexpected assessment. We can discuss ways to work on this with the individual. In years past, we did add landscaping and paid for it with "found" money. It was put to a vote and the berm behind 1600/1800 and an area building behind 1000 and two cul-de-sacs on the north side. Otherwise, it was stark and we found landscapers that would complete the work. Some homeowners have work done themselves and residents may believe that the HOA is paying for the work. The entire cost is paid for by the homeowner contracting the work.

C.: Birchcrest seems to spend a lot of time here and the trees need trimming. Instead of constantly adding landscaping in/take care of what we have. Bushes between 1600 and 1800 not trimmed, growing into tree.

R.: The bushes you refer to will be place on the pruning list for Birchcrest for trimming. After their initial review, yellow or bright green tags will be placed on the trees/bushes that will be receiving work.

C.: The Hill needs to have the stop sign at their exit replaced. I've almost been hit by cars that pull out on to Fairwood Drive without stopping first.

R.: We have no control over them. The frequently changing management at the Hill will be contacted. It is private property and a stop sign is not required.

C.: The garbage on the ground from the Hill's dumpster should be addressed by their management team. It's unsightly and not the image we want projected to residents and visitors.

R.: The garbage issue may be a violation of the Town Code. We can ask the Town to take a look.

C.: The garbage bins at the Cove are overflowing also.

C.: The new bush in my yard was trimmed and it shouldn't have been.

R.: Contact Eric and let him know. Any requests should have been mentioned on the annual landscaping form. Picture should be taken for any issues and sent to either Crofton or a member of the Board for ease of explanation.

C.: The grass conditions are bad behind Building 100 with stones, weeds and crabgrass. I'm working on the front and side digging up rocks, etc.

R.: This has been mentioned at the annual walk around. The Board has discussed this issue recently and the area will be overseeded along with the area behind/between Buildings 800 and 900. It's tough with solid clay. Eric is in the process of searching for someone to do the work.

C.: Our area (Building 100) hasn't received weeds and crabgrass prevention.

C.: We didn't receive new mulch this year. We waited and heard that neighbors received new.

R.: Eric will put it on the list.

C.: The light behind Building 100 behind the fence line goes on and off intermittently. We would like it continually on.

R.: The light belongs to either the Lodge, Town or RG&E.

C.: I would like to put up colored lights at Christmas. Only about five people even put up holiday lights.

R.: The Handbook states white lights only and is part of the property rules. It doesn't mean it can't be changed, but we need to follow a process. If you would like to find out if there is community support, send a message to RRHO-Talk and see if there is interest.

C.: There is a huge hornet/wasp nest in a tree by the 200/300 buildings. Who takes care of that?

C.: We had yellow jackets in our siding. Crofton replied quickly. It was gone the next day.

R.: This has been reported to Crofton. They will check on the contractor's response.

C.: Cathi Finch has ground bees at Cottage 903.

C.: There has been broken glass in the road and parking area when Suburban Disposal leaves, perhaps coming out of the truck.

R.: We are aware and Crofton has contacted them stating that we're finding pieces of glass in the road after they have been here.

C.: I would like to start a Little Library if people would be interested.

R.: Send an email to RRHO-Talk to determine if there is any community interest.

C.: With the recent renovation and painting at Greenwood Cove, the Craft group will be held at Cottage 403.

C.: Thank you to the Board for your dedication.

L. McLaughlin thanked the community and E. O'Connell from Crofton Purdue. We may be having a coffee klatch. Any additional comments or questions may be directed to L. McLaughlin or any Board Member.

Community Meeting Adjourned at 6:30 p.m.