

RR HOA Meeting Minutes
Tuesday, March 12, 2024
Via Zoom

Meeting Call to Order: 4:03 p.m.

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

Community members present: J. Thomas, M. Carlson, C. Kastner, L. Musgraves, J. Birk, L. Lee, J. Eng, S. Reed, J. and C. Galvin and C. Finch

Approval of November 14, 2024 RR HOA Board Meeting Minutes: J. Michels moved to approve; G. Birk seconded. The motion was passed 5-0.

Variances from November 14 to present – L. McLaughlin

- RR 701 – Install a bracket for a 3 ft. by 5 ft. American flag on a pole located on the front walkway pillar. Approved 5-0.
- RR 903 - Extend the existing foundation bed on the south side of the unit around the back corner patio to meet up with the foundation bed on the east side of the unit. Approved 5-0.

Contract(s) awarded from November 14, 2023 – L. McLaughlin

- Magic Seal LLC – Repair potholes on south side of development road. \$1,134.00 includes tax. Approved 5-0 (December 2023).
- Birchcrest Tree and Landscaping LLC - 2024 Lawn Health Care (Chemical & Fertilization) Treatment, Modified, three treatments instead of four. \$5,053.59 w/tax. Approved 4-1 (February 2024).
- Birchcrest Tree and Landscaping LLC - 2024 Tree and Shrub Health Care Service, Modified, 5 treatments instead of seven. \$ 9,497.07 w/tax. Approved 5-0 (February 2024).
- Jay R. Gelb & Company, P.C. – Signed and engagement letter to perform RR HOA's 2023 audit. \$1,750 for a financial audit. Approved 5-0.

Committee Reports

- Electronic Communication – C. Lee: 225 visits in the last month; reminder that newsletters, calendars, meeting minutes and contracts are posted at riversruncottages.com, password RRHOA. For any additions, suggestions or changes, please send to lee202rr@gmail.com.
- Hospitality – MJ Thomas: Welcomed Janice Tack and Gorden Porter to 302, Mick and Ellen Andrieu to 402, Barbara DeOca to 1602.
We extend our condolences to Barb Lindholm (802) on the passing of her husband, Bob.
- Policy – MJ Thomas – No report.
- Building & Grounds – Inactive for two years.
- Social – J. Galvin: The committee continues their efforts to bring events to the community. The wine tasting had 14 people in attendance; thank you to Karen Petras for hosting. Not many respondents for game night. With nicer weather, there will be lawn events and a picnic. Check your monthly newsletter for future events.

Financial Report - J. Michels: 2024 Year to date report

At the end of February 2024, the HOA maintains a cash balance of \$54,425.20 in the Operating Account after the monthly reserve payment and all disbursements were made, and \$278,532.67 in the Maintenance Reserve account for a total cash balance of \$332,957.87. February 2024 disbursements from the Operating Account amounted to \$20,985.56.

The year-to-date budget shows operating expenses to be \$4,925.25 under budget primarily due to lower than budgeted snow removal, real estate taxes, and insurance costs. However, we are estimating 2024 Maintenance Reserve expenses in the amount of \$25,000 for the white siding strip, chimney dry rot, road and cul-de-sac seal coating and asphalt repairs, as well as other unanticipated repairs.

Old Business

- Ad hoc committee RE: “Native” trees and shrubs or varieties that will grow well in this area – The committee was formed to investigate and create a list of trees and shrubs that would do well in RR environmental conditions and would have minimum care required. Committee members are Jim Michels, Barb Lindholm, Cy & Marilyn Kastner and Shirley Reed.
- Magic Seal 2023 Hot Crack Seal – Due to weather and scheduling issues in 2023 we postponed the crack sealing until 2024.
- Crofton Perdue – Have been working on the 14 units which were identified in 2023 as paternally having water damage. The 14 units that have been identified: 201, 204, 401, 404, 504, 701, 703, 1001, 1003, 1301, 1401, 1403, 1501 & 1601; Those crossed out have been done. (Note: RR 304 was not part of original group of units.) Final cost of this is due in April and will be paid out of the reserve fund. All units that were identified, plus 304, have been reviewed and repaired.
- Reminder: Our annual walk around with Crofton Perdue to identify potential maintenance work might in 2024 is currently scheduled for March 19th, weather pending. This will include, but not be limited to, stone façade on building, spalling on sidewalks and paint at the base of light poles.
- 2024 Landscaping forms are due back to Cheryl Lee by March 16th via email or drop off at 202 RR. If no response, selections will default to Routine Maintenance and Routine Mulch. Any questions please contact Cheryl.

New Business

- Security Cameras - The Board decide to reexamine the idea of placing security cameras to monitor the riverside gazebo and parking lot. Greg Robbins, who has taken the lead on this, has spoken with the head of surveillance at RIT. He informed Greg that there are no cameras in the boat house.
 - There was a suggestion that Greg reach out to determine if RIT would have any interest in partnering with Rivers Run in installing cameras.
 - Jim Galvin commented that considering the age of the gazebo there may be a diminishing return on the cost of cameras and maintenance costs.
- Inspections of the fire place “chimneys” around the cap for potential damage caused by improperly installed flashing between the siding and cap. Cottage 702’s chimney is leaking to the unit. In the past, chimneys caps on 703 and 1403 have been replaced.
 - The Board voted to inspect the chimneys of all buildings/units and to also inspect the roofs, vents and flashings. Approved 5-0.

- Crofton to manually do the inspection work and send a report back to the Board.
- Fire hydrants need to be flushed and painted as this has not been done since 2016. Crofton to contact the MCWA to take care of the hydrants.
- Request at least two bid proposals to seal development road and cul-de-sac “driveways.” These were last sealed in 2013. The sealant will re-adhere loose granules and will be applied after the crack seal is completed.

Community Update - L. McLaughlin

- Individual personalized landscaping maintenance. Must reinforce that if homeowners plant flowers they maintain, they must tell new homeowner it would be their responsibility. If they don't agree, then they must be removed at the expense of the existing homeowner.
- Town of Henrietta RE: Taking over maintenance – no progress has been made.
- RIT Request for ID\Registration Process and handbook – due to personal issues, the handbook update of this section has been delayed, but will be completed soon.
- HOA and Spectrum fees are due on the 1st of the month with a 10-day grace period. A late fee is generated on the 15th of the month which includes a \$25.00 late fee.

Community Member Comments/Questions

Jim Michels reports:

The Native Plants Committee has been meeting weekly since early January. We have been collecting information from a variety of sources including the Cornell Cooperative Extension Center of Monroe County with whom we have made plans with regarding future collaboration. During this period, it has become clear to our committee members that our landscape issues at River Run are broader than the original assignment of forming a list of acceptable native plantings within the Rivers Run community. As a result, we have formed a group (namely, the Rivers Run Landscape Group (RRLG)) that is focused on broader issues.

Specifically, our newly formed Landscape Group will have a mission to research and inform the community regarding sustainable and cost-effective landscape practices through educational programs. The group currently consists of five members all of whom are dedicated to acquiring research-based information leading to improving the RR landscape in terms of beautification, environmental sustainability, maintenance cost reduction, and the health and safety of all in our community.

The group is currently in the process of obtaining a meeting date with the Board to further discuss this proposal.

It is anticipated that the group will be open to any community members who share an interest in, and a willingness to, further their knowledge of the wealth of information currently available regarding sustainable landscaping practices. Further details will be communicated via RRHO Talk and the Rivers Run Newsletter.

C.: Congratulations on the committee; the scope is great. The greatest need is getting something out to the community about native flowers before planting season.

A.: We recognize that lists can be restrictive and suggest people to contact the RRLG to help in making choices with good professional advice.

A.: To address the comment about time sensitivity, Audubon's (<https://www.audubon.org/native-plants>) and Cornell's (<https://monroe.cce.cornell.edu/resources>) website has lists for native plantings.

Q.: If you will be having programs with Cornell Cooperative and/or the Audubon Society, will these programs be available to other residents of Rivers Run?

A.: Yes, we will publish dates in the newsletter or maybe Sue would do a flyer for these meeting as people respond well to them.

Furnace/Service Replacement Information from Jim Michels:

For the units that were built in or around 2006, the furnace units are now 18 years old. As such, some thought ought to be given to their replacement. Currently, there has been remarkable improvement in the efficiency and size of above ground heat pump systems with temperature ranges from -22 degrees to +115 degrees Fahrenheit.

Further, there are funding opportunities through both NYS and the federal government that will provide significant funding toward the purchase and installation costs. In many cases, such as for those making less than \$60K per year, the out-of-pocket costs are very low. But even for those making over that figure, the Inflation Reduction Act (IRA) provides significant tax rebates.

Unfortunately, our existing electrical service entrances are limited to 100 amps of current. These systems require at least 150-amp service. As such, this limitation restricts our choices of such alternative heating systems as well as choices for conventional electric baseboard heating, electric hot water heaters, electric stoves, including electric induction stoves. and electric car chargers.

Fortunately, significant funding for electric service entrance upgrades is currently available through the U.S. Department of Energy and will be available later in 2024 under the Inflation Reduction Act for the purchase of a 200-amp service entrance. The total available funding will amount to \$2,600. Yes, the cost of upgrading a single existing service entrance is approximately \$4,000 to \$4,500. However, that cost could possibly be reduced if neighbors decide to perform such work jointly.

If anyone wants further information, Jim can help you get in touch with a competent specialist who will provide not only a free energy audit on your unit, but who will also provide guidance regarding all the available funding programs.

C.: My grandson has an electric vehicle and had someone that installs EV charges look at the electric service here and are currently waiting for a response. When received, we will forward to the Board.

Q.: Can a hybrid vehicle be plugged into our current outlets?

A.: This should be okay.

C.: If the Town of Henrietta doesn't take over ownership of our road, could we have a discussion with Greenwood Cove to plow our road?

A.: Yes, we can approach Greenwood Cove's property management company.

C.: There are several parking spots at Greenwood Cove that are reserved. Individuals parking in those spots will be towed as they pay a fee for this designated spot. Other spaces remain available for Rivers Run residents to use.

C.: There have been residents of Greenwood Cove parking in spaces intended for the 200/300 building. They were notified that this parking was not available to Greenwood Cove residents

and one response was that there was no sign indicating this. Would it be possible to have a parking sign stating that these spaces are only for residents and visitors of Rivers Run?

A.: Yes.

Meeting Adjourned at 5:32, motion made by J. Michels, seconded by G. Robbins. Approved 5-0.

Contract(s) awarded on March 12, 2023:

Hallman to tear off the chimney at #702 for \$1,250. Approved 5-0.

Crofton to perform an inspection of all roofs, flashing and chimney by May. Approved 5-0.

Meeting Adjourned at 5:47, motion made by M.J. Thomas, seconded by G. Robbins. Approved 5-0.

Next Board Meeting: May 14, 2024