

RR HOA Board Meeting Minutes  
Tuesday, May 9, 2023  
Via Zoom

Call to Order: 4:07 p.m. by L. McLaughlin

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

Community Members present: G. Robbins, J. Birk, C. Finch, B. and B. Lindholm, J. and C. Galvin, M. Carlson, J. Eng, R. and L. Biedenbach, J. Jackson, L. Lee, S. Reed, V. Michaels, A. Dwyer, and W. Fischer

Approval of January 10, 2023 RR HOA Board Meeting Minutes (No Board Meeting March 13, 2023, Community update sent), M.J. Thomas moved to approve; C. Lee seconded. Approved 5-0.

Variations from January 11 to present – L. McLaughlin

- RR 1201 – Allow homeowners to place a dumpster in their driveway while they work on the floors. Approved, 5-0.
- RR 301 - Remove four front foundation plantings and replace with two dwarf Acer Palmatum Shaina Red Japanese Maple Trees, evenly spaced in the front bed. Approved, 5-0.
- RR 1701 - Extend existing east side foundation bed adjacent to the arborvitaes around the south east corner of the patio and continuing west to the west end of the patio; Plantings to include the transfer of two Dwarf Lilacs from in front of fireplace chimney to new bed and replace them with 2 Weigela Midnight Wine bushes; Replace 2 dead bushes in the east bed next to garage with similar bushes. Approved, 5-0.
- RR 304 - Replace rear screen door. Approved, 5-0.

Contract(s) Awarded between January 10 thru May 9, 2023 – L. McLaughlin

- Birchcrest Tree and Landscaping - 2023 tree and shrub health care service, \$9,045.27 includes tax. Approved 5-0.
- Birchcrest Tree and Landscaping – 2023 lawn chemical and fertilization treatment – modified plan, \$4,859.19 includes tax. Approved modified alternative 5-0.
- Magic Seal LLC –
  - Mill and fill repairs – repair approximately 1,000 square feet of development road surface primarily on the south side; and
  - Hot fiberized crack fill – fill major cracks and seams on the entire complex; main development road, cul-de-sacs and driveways. \$7,830 includes tax. Approved 5-0.

#### Committee Reports

- Hospitality – MJ Thomas: Welcome for Cottage 101 scheduled.
- Policy – MJ Thomas: No report.
- Building & Grounds - C. Kastner: Annual walk around scheduled for May 10.
- Electronic Communications – C. Lee: Updated Cottage Directory will be posted on website this weekend; Survey closes at 11:30 p.m. on May 10, only 36 responses to date.
- Social - J. Galvin: Social committee meeting this evening, no volunteers to take over editorial duties of newsletter.

## Financial Report – J. Michels: 2023 Year to date (Jan – April) report

At the end of April 2023, the HOA maintains a cash balance of \$38,594 in the operating account after the monthly reserve payment was made, and \$238,648 in the Maintenance Reserve account.

The budget through four (4) months of the calendar year 2023 shows operations \$7,794 under budget for the month and \$4,420 under budget for the year.

### Old Business

- Riverside gazebo's screens were removed due to damage.
- Inspection of area above and below the white siding strip (coil) on each unit; 13 units potentially affected; talked with insurance agent who determined claims must be individual, not bundled.
- Spring walk around scheduled for May 10 at 9:30 a.m. It was noted that streetlights need to be painted.
- Magic Seal road work will be scheduled for July/August as the crack fill needs to be applied during hot weather; RIT crew will return the second week of August.

### New Business

- Refuse and recycling contract (Suburban Disposal) expires July 1st. Suburban's increase will be \$1 per unit per month. Eric will request 1-2 additional bids and ask for the bids to include a seasonal rate and an individual trip rate. Sidewalk shoveling may be an issue should we decide on individual trips.
- Snow removal contract w\Magic Snow ended with the 2022-2023 season. Eric will request one or two additional bids and ask for the bids to include a seasonal rate and an individual trip rate. Sidewalk shoveling may be an issue should we decide on individual trips.
- Crofton received a message from GJ Romig regarding the grassy areas near the riverside gazebo and on the south side of the development road noting that there didn't seem to be any preventative treatment applied. The Board will review both areas and will decide by May 23 if these areas should receive any insecticide and/or herbicide products.

### Community Update – L. McLaughlin

- The Board approved roof inspections for all 18 buildings which will include vents and outlets. Any deficiencies will be noted and corrected in the May/June time frame.
- Units 404 and 1203 will have pink flags around the perimeter on the days when Birchcrest will be applying lawn treatments. As a test, these two properties will not be receiving any chemical treatment of any kind and the flags allow Birchcrest to know where not to treat.
- The 2022 Audit is complete and signed off on. When the notes have been added, a copy will be distributed to the community.
- The RR Survey has been designed to be per person, not per household.
- On May 4, there were lights flashing at the river. A car was parked over a 4-6 day period by the back fence. A homeowner contacted L. McLaughlin who called RIT security. When they arrived, the car had left the premises. If you note anything out of the ordinary, please take photos if possible, note the time and call police. If on RIT property, call RIT security. After contacting the proper authority, please inform a board member.
- Community calendar on website: please inform W. Fischer or C. Lee of any additions or updates to the community calendar.
- J. Galvin mentioned that G. Phelps is retiring from the Social Committee after 11 years. The Board and the Social Committee thank her for her contributions. If anyone is interested with helping to publish the newsletter, please contact J. Galvin.
- There will be two open board seats in September. If interested, please talk with any board member.

Community Member Comments/Questions

- RR property manager mentioned that Crofton received RR's assessment and reported that it decreased from \$110,000 to \$73,000 which will result in reduced taxes.
- Henrietta's 2023 assessment letters have been mailed and several community members have received notification that their assessment has increased. Information may be found at <https://www.henrietta.org/assessorsoffice/page/2023-assessment-information> under Supporting Documents and 2023 Tentative Assessment Roll.

Meeting Adjourned: 5:06 p.m. C. Kastner moved to adjourn; L. McLaughlin seconded. Approved, 5-0.

Next Board Meeting: July 11, 2023