

AGENDA  
RR HOA Board Meeting, Tuesday, November 9, 2021  
Via Zoom

Call to Order, 4:04 p.m.

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

Community members present: A. Drenk, L. Lee, M. Carlson, C. Andrews, J. and C. Galvin, J. Eng,  
G. Robbins, J. Birk, B. and B. Lindholm, T. Rios, W. Fischer, L. Musgraves

Approval of September 14, 2021 RR HOA Board Meeting Minutes: L. McLaughlin moved to approve;  
M.J. Thomas seconded. The motion was passed 5-0.

Meeting Ground Rule

Introduction of Eric O'Connell our new Property Manager at Crofton

Variances – L. McLaughlin

- 102 – landscaping of back area (Yes – 4; No – 1)
- 701 – temporary dumpster in driveway during construction (Yes – 5; No – 0)
- 604 – build an enclosed 3-season sunroom on the north side of unit (Yes – 5; No – 0)
- 1603 – temporary dumpster in driveway (Yes – 5; No – 0)

Contract(s) Awarded – L. McLaughlin

Birchcrest Tree & Landscaping for the removal, stump grinding and replacement of five trees for \$1,957

*Finance* – J. Michels

Year to Date 2021 Budget

- At the end of October 2021, the HOA reported cash balances of \$62,226.31 in the operating account, and \$182,957.01 in the Maintenance Reserve account. Account balances show us on target for our operating expenses.
- The budget through ten (10) months of the calendar year ending October 2021 shows operations within budget. Budget expenses as of October 2021 are \$26,995 under budget primarily due to lower Tree Maintenance and Snow Removal. However, although Snow Removal is currently under plan, contract payments will resume this month, November 2021.
- Spectrum charges and Real Estate Taxes had bills paid in December 2020 and account for \$8,900 in reduced expenses this year. Insurance costs are currently over plan by \$4,800 due to the new payment plan with Travelers Insurance Co. but is estimated to be \$500 under plan by the end of the calendar year. Finally, Legal is \$2,450 over the plan due predominantly to the Spectrum contract review.
- The review of our Maintenance Reserve is still being conducted and shortfalls are expected. Crofton expects to take two months to provide their estimate prior to obtaining Board input. With labor and material cost increases, prime consideration must be given to the projected costs associated with road, driveways and roof repairs. Anticipating that this review may continue into the first quarter of 2022, we will continue to hold the operating funds in the operating account pending its completion.

*Hospitality* – M.J. Thomas

- No report

*Policy* – M.J. Thomas

- No report

*Building and Grounds* – C. Kastner

- No report

*Social* – J. Galvin

- November/December newsletter distributed.
- Openings remain for December 11 winetasting, contact J. Galvin to reserve a spot.
- Game Day at the Cove, January 1 at 2:00, Mexican Train played, bring in lunch/dinner based on response/interest.

Old Business – L. McLaughlin

- Internet/Cable TV Research Committee – L. McLaughlin
  - Waiting for updated copy of contract for signature; expected no later than 1/1/22.
- Yearly Exterior Property Maintenance Status – L. McLaughlin
  - Bids are out for painting doors and trim of 14 buildings in 2022.

New Business

- Bids for gutter cleaning have been requested and are expected soon.

Community Update – L. McLaughlin

- One of our street light lamps has been converted from a ballast type light to a LED light as a trial test. The light is located in the common area of buildings 1300 & 1500, just off development road across from unit 1501. Community member feedback is requested; please share feedback with any Board member. This type of light will cut electric usage by up to 50%; lights can be brighter if necessary.
- Surveillance cameras for security purposes – Survey will be sent out to determine how the community feels about their utilization, whether or not we have enough interest in the installation and paying for the surveillance equipment (do we really need it?), where should they be located and who would have access to the surveillance feed.
- Winter Plowing and “Salting” reminder - Magic will be here soon to stake driveways. Plowing and walkway shoveling will be done when three inches of snow is received. Plowing will not be done within two feet of vehicles. If possible, please park car in garage(s). Only calcium chloride should be used by homeowners.
- There are few items recently announced by the Town of Henrietta:
  - The town is looking into an electricity aggregate;
  - Refuse aggregate potential is being explored;
  - Potential of moving Westminster for 2<sup>nd</sup> exit closer to Greenwood Cove (in 18-24 months).
- RR refuse bid is up in July; \$16.00 increase expected due to the increased cost of labor and materials.
- 2022 RR HOA Board Meetings (second Tuesday of the odd months).

## Community Member Questions/Answers and Comments/Responses

Q. How to dispose of decorative landscaping pumpkins?

A. Place in garbage tote for weekly pickup; nothing should be placed in woods or ponds.

C. The snowplow stakes have been installed on the path, but end at the first triangle instead of the Boathouse.

R. The stakes were installed by Greenwood Cove; the manager will be contacted regarding extending the stake placement.

Q. The freestanding electrical/transformer boxes by 1302 and 604 are an eyesore. Can anything be done to improve their appearance?

A. The utility companies have planting restrictions in place to protect their equipment. They have historically overlooked planting done by homeowners. The removable rock behind building 100 and the plantings around building 1000 were done by homeowners at their expense. Should any work be required, plantings will not be replaced.

Q. How will power be provided to any potential security cameras?

A. Power will be supplied by the nearest resident(s) to camera.

C. There is very low light in the area of the 800/900 buildings and it's doubtful cameras will be able to record.

R. Light issues can be handled by the cameras.

Q. When will the light pole by the gazebo be repaired?

A. Birchcrest has approved the estimate; completion is dependent on contractor's availability.

C. The broken trusses that were installed in Unit 902 are being repaired by Christa. Isaac is handling the lack of insulation and is in discussion with Christa.

C. The Social Committee was thanked for the AppleUmpkin get together; the event was well attended by homeowners.

R. This was not a Social Committee function. Community members organized the event; potential for others to do the same in the future.

Meeting adjourned - a motion was made to adjourn by C. Lee and seconded by C. Kastner. The motion passed and was adjourned at 4:54, approved 5-0.

Next Board Meeting: January 11, 2022