

Minutes

RCA Board of Directors

September 15, 2020

Meeting called to order at 6:30pm

Roll call: Steve, Jennifer, Chelsea, Jackie, and Kyle in attendance in person. ARB member George, and Curt from Weichert also present for the meeting. Caitlyn in attendance via google meetings. Absent from the meeting was Monica.

Observing: Brandon Luther

Guests: Joel and Sandy Siegel of Countess, and Cheryl Graf and Anna Coughlin representing countess townhouses.

Joel and Sandy spoke first: They were questioning their fines that they received for modifications made to their property without prior consent from the ARB. They admitted on multiple occasions as well as this meeting that they knew in advance that they needed to obtain permission for modifications but that they didn't know how to do so they just didn't try or inquire. They would like their fines forgiven because they added value to their home and the neighborhood and because "they are old". We explained that neither of these reasons exempt them from following the rules the rest of RCA has to follow and that they knowingly broke the rules. They then gave a number of other excuses for why they might not have applied beforehand, however it was again reiterated that we had to uphold their fines. They also removed the tree Faber planted from their front yard which is required by the town, they have since replaced it with a Japanese Maple, the ARB was going to look into if this met the requirements.

Cheryl Graf and Anna Coughlin: They are representing the countess townhouses 102-128. There are 8 townhouses that share parking. These townhouses receive a separate tax bill and separate assessment for this parking space, it is meant to be a shared cost between these residences. However, this has not been the case in the past, there is one delinquent owner. Cheryl and Anna are here representing all the owners in compliance and are seeking that the 7 out of 8 owners that follow the rules not be penalized or fined because of one non compliant person. We the BOD and ARB agree their unique situation is unfortunate. We agreed to look into possible options for them going forward, and would get back to them if there were any possible options.

ARB fence issue involving 3 properties (161-169 Coneflower): It is over their 30 day notice to move the fences within their property lines. The fences still remain outside the property lines. They are now receiving a \$1/day fine and we are asking Jim Marino to get involved.

Parcel E: Parcel E will be luxury apartments, they have agreed to leave green space, and they know to follow the aesthetic and be compliant with RCA's standards. Parcel E was originally approved in 2016, the current board is simply making sure they maintain RCA standards. George attended a google meeting with the developers and Jackie attended the town meeting to discuss Parcel E.

Drumlin Square tunnel: We are reaching back out to the school district to get a more accurate timeline for landscaping. The school district did say they would maintain this and we are thinking this should be taken care of by the end of September.

Voting: 161 are registered as of today, 23 are not in good standing, and 10 of the registered voters have not provided us with an e-mail to send the vote. We will text or reach out to them to get their e-mail, if we can not we will mail as a last resort. This is still a work in progress, but we gave official permission to send the votes out.

Credit cards: Still no response from Jordan, still have not made any payments on this card.

Budget and Income reports attached to meeting agenda: Reviewed

Accountant: July and August are all caught up. September is in the works.

Liens and Collections: Still on hold due to Covid 19

Jean: On pause with quickbooks project due to the amount of calls and voicemails coming in about the assessments and general resident complaints.

Office staff: Jean needs help and has been working very hard. We agreed to hire on more office staff for the days opposite Jean and to give Jean a 3% raise. Motion made by Chelsea for Jean's 3% raise, seconded by Jennifer, all in favor.

Mike Welsh assessment: Amy at Town of Henrietta will have Caitlyn a formal square footage by the end of the week and we will bill accordingly.

Google Drive: 100% complete. Verifying everything transferred correctly and then the IT company will be contacted in the next week.

Lawn: The contract is up and we need to decide if we are renewing or if we are getting more bids. The current company came in at the lowest bid last year and has been doing very good work. He has agreed to lock us in at last year's rate if we renew now. This is currently a one year contract but he would like to revisit that at the end of next year's contract. Motion to renew lawn contract made by Steve, seconded by Jennifer, all in favor.

Fall clean up: We are getting bids for this. The bids will be more than past years because we no longer have free access to the down dump.

Tennis courts/ Basketball courts: Still waiting on bid for security for the tennis courts. During the inspection it was stated that the tennis/basketball courts needed to be power washed. We have received bids on this, when should we have this done? In the spring? Curt is going to meet with them to discuss the best time to have this done. We are going to lock the courts November 1st for the season.

Inspection: We reviewed issues from the inspection and prioritized a plan for future maintenance and fixing immediate issues.

Trees: Tree behind community center needs trimmed. The willow tree behind the community center needs pruning at minimum, do we want to prune this or remove this?

Dr Electric: He is coming in to work on the panel in the community center and to evaluate the pool pump.

Work orders: The fallen tree is almost completely cleaned up, it was a very large job. A Mickens Bend resident is having problems with a drainage issue. Caitlyn is looking into this to see if this is a TOH or RCA issue. There is a tree of Osprey with a large branch that the resident feels is possibly dead and a liability. We are getting bids and having this evaluated by a professional.

Ponds: No change

Shred event: September 19th

Survey: We need to revisit the survey from earlier this year and go over and address other issues. _

Weichert: Their contract is up at the end of the month. We need to review the new contract and vote if we are keeping them on staff.

Jim Marino: We would like his number one priority to be to answer the question "How to or why we can not shut down the Community Association?" Everyone also expressed concern about his lack of availability lately.

Steve and Jennifer: They will be ending their terms in the next 1-2 months but will still be available for help. Jennifer would like to help out as social media coordinator. We need to find replacements for their positions as well as new members for the BOD.

Meeting Adjourned at 8:10 pm. Jennifer made a motion to adjourn at 8:10pm, seconded by Steve, all in favor.

