



# BOARD OF DIRECTORS

## Meeting Agenda

Date		
4/18/2023	Meeting opened by <u>Kyle</u> at <u>6:36pm</u> <u>Kyle</u> Called meeting to close at <u>7:43</u> pm - _____ Seconds	280 Scottsville-West Henrietta Rd. West Henrietta, NY
Attendance		
<ul style="list-style-type: none"><li>• RCA: Amber, Brandon, Kyle</li><li>• WEICHERT: Andrea, Curt</li><li>• GUESTS: Kathy (ARB), Kevin (ARB), Melanie</li></ul>		
Architectural Review Board Items		
<ul style="list-style-type: none"><li>• Tennis &amp; Basketball court key card system is back up &amp; running – kids jumping fence &amp; throwing animals over<ul style="list-style-type: none"><li>○ Due to this, we need to look into security cameras – <b>Talk to Mike about Nest cameras for tennis &amp; bball courts</b></li><li>○ Adding cameras to the pool fencing – <b>talk to Mike about cameras; make sure we can piggy back off of wifi signal from pool house for cameras; do we need to piggyback off satellite or wifi?</b></li></ul></li></ul>		
Finances		
<ul style="list-style-type: none"><li>• 2023-2024 Budget Discussion – <b>No discussion; will discuss in May</b></li></ul>		

Open Items		
Topic	Date	Update
Mailbox  Update	7/2022	Email sent out to acquire information, a handful of people replied
	8/2022	A list of a couple have been received, order 1 or 2.
	9/2022	Order 1 to be ready to replace as a spare
	11/2022	Ordered but not received
	1/2023	Still waiting on delivery (8+ week waiting period)
Bridges  over  Lake  Pamela	8/2022	Bridges seem structurally sound but are in need of minor repairs to wood, sanding/painting. Look into bids to have this done this fall or next spring.
	1/2023	Contacted Acme to repair, will follow up to get a plan
	02/2023	Planks need replacing – blast paint off, staining boards for both bridges; Board approves of replacing degraded planks on bridges, looking into long-term solution; estimate to refurbish is \$20-\$25K
	03/2023	BOD approved quote from XTreme Clean for repairs; Scheduled repairs; starts with South Bridge on April 3 <sup>rd</sup> , will take about 30 days to complete; North Bridge repair will follow
AGT  Natalie	11/2022	Get them set up for reconciliations.
	12/2022	Ron with AGT Natalie joined us to point out potential bookkeeping errors and requests approval to spend additional time investigating and correcting errors. Brandon motions to approve, Kyle Seconds, none oppose.
	1/2023	Ron unable to join this month
	02/2023	Ron discussed remaining accounts he wanted clarified & cleaned up; Would like to speak with auditor coming up; reconciled last 2 months, updated financials from 2021 through June 2021 except cash accounts which are balanced monthly; cash is up to date with current checking account at months end; by end of 2023, will have a comprehensive package of account
	03/2023	Need to find a new accountant as we lost them/they quit on us in February 2023
2023  Annual  Meeting	11/2022	What do we want to change or vote on?
	12/2022	Brandon – re-writing formula for commercial assessment rates so that it is an easily calculated number based off of the detached home rate  Brandon’s proposal: commercial rate for 2022 is \$79.61/1000sq ft (up from \$78.80 in 2002 according to current covenants)  Current Covenants: Non-Residential Structures shall be assessed at <u>the rate of \$78.80 for each 1000 sq. ft. or portion thereof of structure contained in such Non-Residential Structure.</u>  Proposed Change: Non-Residential Structures shall be assessed at the rate of 17.4% of detached home assessment rate per 1000 sq. ft. or portion thereof.
	1/2023	Annual meeting tentatively scheduled for 3/25/23 Need to hire an ASL Interpreter

	02/2023	Letters for Yearly Meeting prepared, printed & sent out as of 02/27/2023 Amber will contact & confirm ASL interpreter for meeting on 03/25/2023
	03/2023	Broadcast via Facebook; Voting on changing the commercial rate formula wording; Discuss pool cleanliness & efficiency; Discussed Lake Pamela problems; Discussed publishing the yearly budget on website
<b>2023 Pool Season</b>	1/2023	Pool update – Amber has messaged “A TON” of companies. Found one company willing to look into it. Hire lifeguards a little earlier to get ahead on pool maintenance. Contact Carrie to begin hiring early
	02/2023	Need to Hire 3-5 more Lifeguards for swim lessons; Replacing 12 pool chairs to start the season, purchasing qty 6 every season after; Pool heater has been fixed as of Feb 22-24; Northern Comfort will come back out in Spring to fully ensure it is fully fixed
	03/2023	Design Pools is opening pools April 7 <sup>th</sup> ; Pool pricing is staying the same as 2022 season; Monroe County Health Dept. permits are being paid and submitted by April 1 <sup>st</sup> & sending all documents to county by April 7 <sup>th</sup> .

## NEW ITEMS

- Newsletter advertised Neighborhood Cleanup Day –What date(s) should we do this on? –**Will be making contact with residents & ARB members who have said they are interested in participating; Will set up time & dates with participants**
- Newsletter advertised pickle ball & would anyone be interested in lessons; lots of people are interested in this
  - Reached out to Dinkers Pickleball for hiring of instructors (1-2); waiting on package pricing from Stefanie –**Getting pricing for 1-2 hours with instructors on site at RCA**
- Genesee Pointe Apts – are they included in RCA for being able to use the amenities or no since they will have their own pool? – **They will have access to our amenities, but not vice versa; they have their own pool, but not tennis/bball courts**
- Pool Updates
  - Laptop needs updating/replacement – **Will get replaced before season opens**
  - Head lifeguard put together a list of chemicals and cleaning supplies –**Chemicals ordered & delivered**
  - Northern Heating & Cooling finished completed their work on 04/17 for the heater - \$0 invoice – **with new heater, we received an insurance claim check for \$10K**
- Design Pools opened/uncover the pools. Upon watching and speaking with head lifeguard, she stated that this is not something that she and her lifeguards can handle. Too much time, detail, tools needed etc. that have to go into this process. – **Continuing to use Design Pools as open / close company; lifeguards/office manager opening pools is too big of a liability**
- \*\*\*\*\* – voter in association at Dessie Heights
  - Whose tree is who's near the bike paths? Are any and all trees that are 6 feet from the bike path RCA's problem? If so, there are a few trees that need attention – **if trees are near bike paths located near Dessie Heights, it is Dessie Height's responsibility**
- Picnic at the Pool Memorial Day?
  - Wraps on Wheels has hots/hamburgers/chicken and fairly priced – waiting on menu & catering pricing from vendor - **Going to reach out to additional food trucks for pricing**
  - Rachel's Party Rentals to rent a Snow-Cone Machine for picnic. Website says \$50 for rental. Waiting on response from vendor. This vendor also has an inflatable movie screen for movie in the park night if we decide to do that for the residents (would need pricing as it's not listed on their site). If they don't get back to us, another company to choose from is Party Time Rentals for the snow-cone machine but its \$90 to rent –**Waiting on responses from vendor; Resident gave contact info for ice cream truck for picnic**
- Reached out to Shred-It to schedule June 3<sup>rd</sup> on-site paper shredding event; has been scheduled for June 3<sup>rd</sup> from 9am – 12pm – **Will hang signs throughout property as reminder of event; event occurring same weekend as garage sale – signs signs signs**
- Called Jake at Davey Tree Expert Company – waiting on a reply email or return phone call; Weichert, have you heard from them? – **Contacting company 1<sup>st</sup> week of May – trees need to be in bloom for them to determine the health of tree**
- Island Grove path flooding – see attached work order from residents – **Town of Henrietta is in agreement that unfortunately there isn't anything to be done about the slope and flooding**
- \*\* \*\*\*\*\* is a serious problem; see attached complaint. We need to resolve this issue immediately. – **keep an eye on what is being conducted at location**
- We could rent out the RCA Grounds building? – **Tool borrowing? Will discuss later**