



# BOARD OF DIRECTORS

## Meeting Agenda

Date		
3/21/2023	Meeting opened by <u>Kyle</u> at <u>6:31pm</u> <u>Kyle</u> Called meeting to close at <u>7:08pm</u> - _____ Seconds	280 Scottsville-West Henrietta Rd. West Henrietta, NY
Attendance		
<ul style="list-style-type: none"><li>● RCA: Kyle, Brandon, Amber, Monica, Mike &amp; Kelli</li><li>● WEICHERT: Andrea</li><li>● GUESTS:</li></ul>		
Architectural Review Board Items		
<ul style="list-style-type: none"><li>●</li></ul>		
Finances		
<ul style="list-style-type: none"><li>●</li></ul>		

Open Items		
Topic	Date	Update
Mailbox	7/2022	Email sent out to acquire information, a handful of people replied
Update	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	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.
over	1/2023	Contacted Acme to repair, will follow up to get a plan
Lake	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
Pamela		
AGT	11/2022	Get them set up for reconciliations.
Natalie	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
2023	11/2022	What do we want to change or vote on?
Annual	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
Meeting		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</u> structure contained in such Non-Residential Structure.
		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.
		Annual meeting tentatively scheduled for 3/25/23
		Need to hire an ASL Interpreter
	1/2023	
	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

2023 Pool	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.
Season	02/2023	Contact Carrie to begin hiring early 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

## NEW ITEMS

- Personnel Manual – created & attached – **on Google Docs**
- Sexual Harassment Training – created & attached – **on Google Docs**
- Design Pools plan to uncover pools around April 7<sup>th</sup> – Opening Day for pools is May 27<sup>th</sup>
  - Paying NYS Dept. of Health (Monroe County) permits online on April 1<sup>st</sup>
  - Sending all docs required by April 7<sup>th</sup>
  - Pool pricing is going to stay the same as last year? – see pricing list
- Curt reached out to Paychex for workman's comp certificates for lifeguards & renewed it
- Bridge Repair – estimate attached
- Community Room Rental Issues – see attached
- Choose shredding date – **June 3rd**
- Choose garage sale date(s) – **Twice a year – June 3<sup>rd</sup> & August 26<sup>th</sup>**
- For April newsletter, do you want Amber to find a tree surgeon & schedule the appointment so the residents have that information? – **Schedule appointment & put in newsletter if info is available before newsletter is released**
- What came of Weebly's account? Was it updated with payment information? – **ask BrightSpace for a recommendation on where to move our site domain to**
- Go over some of the suggestions that the residents would like to start seeing around here – **at Annual Meeting, ask for volunteers to get started on planning some of the events/activities**
- **Annual Meeting – will be broadcast via Facebook for live & later viewing**