



BOARD OF DIRECTORS

Meeting Agenda

Date		
5/16/2023	Meeting opened by <u>Kyle</u> at <u>6</u> : <u>30</u> <u>Kyle</u> Called meeting to close at <u>7</u> : <u>16</u> pm - _____ Seconds	280 Scottsville-West Henrietta Rd. West Henrietta, NY
Attendance		
<ul style="list-style-type: none">• RCA: Kyle, Amber, Mike & Kelli• WEICHERT: Curt, Andrea• GUESTS: Kathy, Loren, Melanie		
Architectural Review Board Items		
<ul style="list-style-type: none">• New member voted in: Melanie		
Finances		
<ul style="list-style-type: none">• Brandon will find new accountant – will go over budget at a later date		

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 rd , will take about 30 days to complete; North Bridge repair will follow
	04/2023	Started repair work on South Bridge; North Bridge repair to follow
05/2023	Any & all questions pertaining to bridge repair work should be directed at Weichert Realtors/Lilac Properties	
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	<p>Brandon – re-writing formula for commercial assessment rates so that it is an easily calculated number based off of the detached home rate</p> <p>Brandon’s proposal: commercial rate for 2022 is \$79.61/1000sq ft (up from \$78.80 in 2002 according to current covenants)</p> <p>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.</p> <p>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.</p>

	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
2023 Pool Season	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.
	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
	03/2023	Design Pools is opening pools April 7 th ; Pool pricing is staying the same as 2022 season; Monroe County Health Dept. permits are being paid and submitted by April 1 st & sending all documents to county by April 7 th .
	04/2023	Chemicals ordered & delivered; Will replace laptop in pool house; Pool heater officially fully installed & working; Received \$10K insurance claim check on replacement unit; Will continue to use Design Pools for opening & closing of pool season – too much work/tiny details/potential liability if lifeguards & office manager operate opening/closing; Preparing picnic at the pool for opening day of pool season
	05/2023	Pool season is officially open!

NEW ITEMS

- Playground behind Community Center/Partridgeberry Way:
 - ToH was weary of replacing the slide because the slide itself is \$7K, and they've replaced the entire playground/set twice, over the years; however, the slide has been ordered (for about 4 months now) so they're just waiting for it to come in. They are not legally required to provide us with a playground and can remove it anytime they see fit, especially if the playground keeps getting vandalized, broken, etc.
 - The town checks their playgrounds monthly and that RCA should start doing the same. There are certification classes for this and it was thoroughly encouraged that our maintenance crew gets certified for these inspections because if someone gets hurt on RCA playgrounds, we can & more than likely will get sued... the first question out of the attorney's mouth will be "when was the last time this playground was inspected?" – **RCA Office staff & Maintenance should obtain certification for monthly inspections**
- Would it be okay to contact the Town of Henrietta & request/pay for new large detailed maps?
 - If so, should I wait to order them once Genesee Pointe is fully developed? - **Will obtain new, large & detailed maps once Genesee Pointe is fully developed**
- ARB used to check up on the ARB approvals per residents... they want to know why we aren't implementing that – **Only the Town inspects after approvals**
- We will be able to fulfil the minimum requirement for pickleball lessons – will get that scheduled by the end of the week – sent out a letter giving residents until May 19th to contact me to add name/time/day to list
 - Would it be okay to create a court schedule for dedicated pickleball time, without instructors, & residents can play amongst each other? – **BOD agreed to dedicating Thursday's to Pickleball play at the tennis courts**
- Meat the Press will be here for Picnic at Pool – **Was a success! Everyone that showed up for opening weekend enjoyed their food; Vendor said he would be happy to come back for future events**
- May 20th we are doing the community cleanup – currently have a list of volunteers – will give a nice thank you shout out in the June 2023 newsletter – **Cleanup was rescheduled due to inclement weather; New date is for 06/10/2023**
- Abandoned homes – how do we handle the care-taking of the property (at minimum the lawn care)? – **Becomes a Town of Henrietta issue; inform/report to Town once we are aware of the status of the home**
 - What has the attorney said about this?
- Carrie will be having a Pool Work day on May 20th with the lifeguards; Curt will be attending – **Good run through for the lifeguards; as of May 26th, pools are open for the season**