

RRFHOA Annual Meeting

Tuesday, Dec. 8, 2020, 6:30 to 8PM

NOTE: Meeting was held virtually via Zoom due to Covid limiting gatherings.

Slides were presented (attached)

There were 43 proxies received however, 6 of those homes joined the phone call so there were 37 proxies in force for the meeting.

Followed Agenda (refer to slides)

Concerns raised:

Boat racks:

Bethany presented that the new boat racks were added, cost neutral, and well received.

Move to a different location because of sight lines? Resident on the call (Goins/Karsten) with a view of the pond felt this looks unappealing, and called it "summer camp" looking. Generally, the others on the call thought it was an improvement but he demanded they must be moved where they cannot be seen, i.e., in the woods/picnic area.

Concerns with moving to picnic area: Risk of vandalism if they are out of sight was raised as an issue. B. Goins brought up that concern of vandalism was not an issue as we have not seen this happen lately. He also pointed out that if someone wanted to damage them, lighting the bottom boat on fire would destroy them all. L. Levitt raised less optimal launch location for small boats which are preferably launched from sand. Since where they are currently placed is by the boat launch, the current location is well suited for this.

P. Pronovost raised concern about lack of space in racks. Bethany agreed this could be an issue in future years although it has not been so far. If it becomes an issue, we can revisit the policy of allowing boats to remain secured at the pond outside of boat racks, but for now, we plan to keep with this policy to be sure we clear the pond area of old boats. We do not want to keep people from using the pond for water sports, but want to be sure we don't have the usual pile up of unused boats in future years.

Water quality:

Water quality remained fine all summer in testing. However, it was raised that ponds in our area are becoming more stagnant over time. L. Levitt raised Pond Health report. Board will attempt to link electronic copy of pond health report to our RRFHOA.org website.

Stickers on Boats at pond:

Important for safe operation of boats. L. Levitt will deliver them to you. The board and membership thanked L. Levitt for helping with this. He discussed how important it is to have this sticker so you can be reached if a stray boat is found. If no contact is found, the town will have to put resources to finding if a person has gone missing off the boat which is a waste when the boat may have just gotten away.

Boats left at Pond:

There are 2 remaining unclaimed. V. Smith might be able trace by MS number.

Covenants:

Land court is currently closed. There is a question as to expiry date of the covenants on the deed v. the paper copy (question of July 2027 vs. 2032). This will be addressed once the court is open again.

Budget:

The general health of the HOA finances was discussed with current bank balances and homes that have not paid.

J. Karsten suggested that instead of increasing budget, consider reducing the annual dues to \$200. No motion was made or seconded after it was explained that the HOA membership has paid the dues without issue this past year and this is a tough financial year. The 5-year plan was created to raise dues so that our savings can build for improvement projects, docks, landscaping, and unforeseen issues in the future. This will avoid some of the special assessments which create "surprise" payments from households we prefer to avoid where possible.

Budget is over AR expected for this coming year due to doing some maintenance per the 5 year plan as well as items deferred from 2020 including beach nourishment. All the 2020 activities budgeted last year were not able to be completed due to high water and Covid slowing down things.

Signs: Peach Signs has reported to Joe V. that the road signs have a 5 year life expectancy and recommends replacement. B. Goins was disappointed by this line item in the budget as he feels the signs look overall fine. But the need for ongoing maintenance was discussed and ultimately no motion was made or seconded.

V. Smith recommended upkeep maintenance on all items. He also recommended we get bids from other landscaping companies since this is the largest component of the budget. We can look into this in future years, although Hoxie has been a good partner, responsive, and knows the area well where they must do their maintenance. New landscaper would require quite a bit of "hand holding" to get up to speed as there is no simple map of the HOA common areas and what to maintain to show for bids.

Budget as presented at the meeting and in the mailing to the HOA was approved by members present at the virtual meeting and by proxies.

1 NO vote, 17 YES votes, Board voted 37 proxies as YES.

The Board has asked for additional volunteers who wish to be part of the group of volunteers, but as of yet has had no offers to join or provide any volunteer support for neighborhood work. People are encouraged to contact the Board and contact info was provided.

Meeting adjourned at 8:05 PM

Rolling Ridge Farm Annual HOA Meeting

Meeting

Virtual Edition
December 8, 2020

If not using a computer for audio, you can also call in at
(929) 436-2866
Meeting ID: 722 5660 9799
Passcode: 157046

Agenda Call Scheduled to end at 8:00 PM

- ▶ Welcome and Zoom instructions
- ▶ Introductions
- ▶ President's Report
- ▶ Financial Report
- ▶ Landscaping Plan Update
- ▶ Budget review, vote on 2021-2022 budget
- ▶ Other business not anticipated

Welcome. Virtual Snacks - Go Grab Yours!



Basic Zoom Rules



MUTE YOUR LINE IF NOT
SPEAKING



VIDEO IS OPTIONAL BUT
AVAILABLE



VOTES CAN BE CAST IN
CHAT AS WELL AS VOICING

Click on **Participants** tab on your Zoom screen to see the vote options and to raise your hand if you wish to speak.

Introductions

- ▶ Present attendee count / address cross check
- ▶ Cross check vs. Proxy ballots
- ▶ # Proxys received
- ▶ Total vote of number of attendees

Introductions

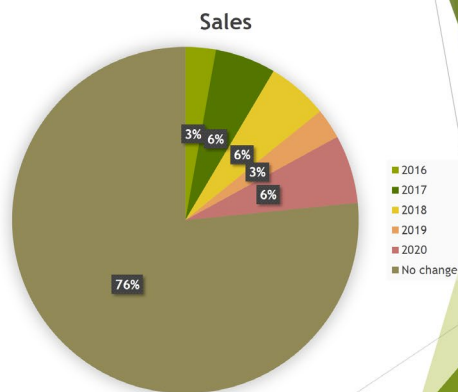
- ▶ Current Board
- ▶ Transitioning Board
- ▶ Home turnover
- ▶ New homeowner introductions

Board Membership

- ▶ HOA Board Members:
 - ▶ Jim Dever
 - ▶ Alan Livingstone
 - ▶ Bethany Muhlebach
 - ▶ Jen O'Neil
 - ▶ Joe Vatele
 - ▶ Ashley Katzenback has left the board this year following 2 years volunteering-
Thank you!
- ▶ We are seeking additional board member volunteers as the current board has been in place for several years and succession planning is important

Homeowner turnover

- ▶ Nearly a quarter of the homes in this HOA have changed owners in the past 5 years
 - ▶ 33 of 141 homes have changed owners in the past 5 years
 - ▶ Hovering around 5% per year



President's Report

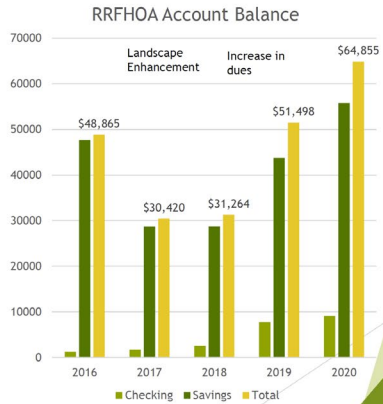
- ▶ Association Dues and Financial Status
- ▶ Pond and Beach Updates
- ▶ Neighborhood Issues
- ▶ Landscaping
- ▶ Board Membership Updates
- ▶ Covenants update on dates

Current Financial Status

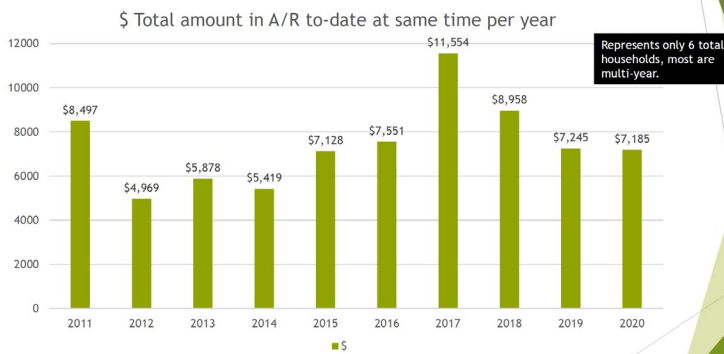
- ▶ Total Assets:
 - ▶ Checking: \$9,086.57
 - ▶ Savings: \$55,768.82
 - ▶ Total: \$64,855.39

- ▶ Dues were raised from \$250 to \$325 for FY2019-2020 based on 5-year plan and desire to reduce unplanned special assessments charges to families for future expenses.

- ▶ Also increased due to concern of low level of savings for unforeseen events.

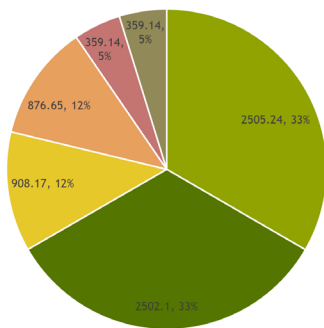


Accounts Receivable



Accounts Receivable

Total USD per Household



A/R Aging Summary

As of December 7, 2020

Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
0.00	9.62	9.94	11.04	846.05	876.65
0.00	4.81	4.97	24.36	325.00	359.14
0.00	9.62	9.94	9.62	878.99	908.17
0.00	24.15	24.95	24.15	2,431.99	2,505.24
0.00	4.81	4.97	24.36	325.00	359.14
0.00	18.50	19.11	18.50	2,445.99	2,502.10
0.00	-325.00	0.00	0.00	0.00	-325.00
0.00	-253.49	73.88	112.03	7,253.02	7,185.44

Pond and Beach Updates

- ▶ COVID summer update
 - ▶ No bouse house due to high unapproved cost
 - ▶ No new locks, keys needed
 - ▶ Water testing good all year
- ▶ Dogs off beach area
- ▶ Minimal damage
- ▶ Boat racks (cost neutral)
- ▶ Boat plan
 - ▶ Remove all boats from Nov to April
 - ▶ No boats left outside of racks if not in use
- ▶ Docks update
- ▶ Beach nourishment
 - ▶ Not possible due to high water levels
 - ▶ Push to 2021 budget

- Updated 2021-2022 budget items to transfer cost of beach nourishment to next year
- New geese decoys
- Increase in cost of bouse house unclear but likely to be 3x based on last year quotes
- Dock removal and repair approximately same
- Repair and filling of road added to budget
- New boat rack

A few Boats are still at the Pond. The 2 with no tags will be removed and disposed of next week if we do not hear otherwise.



General Neighborhood Issues

- ▶ Avoid parking on grass of common areas
- ▶ Keep cars in driveway when possible
- ▶ Tree removals
 - ▶ Require permission of the Board
 - ▶ Usually not paid by Board/HOA funds
- ▶ Home updates
 - ▶ Many require Board approval
 - ▶ Generally those that impact exterior, including paint if different color
 - ▶ Roof replacement is okay as long as existing shingle replacement
 - ▶ To-date not allowed are metal roofs and solar panels within view

Landscaping Issues

- ▶ Enhancements
 - ▶ Popple Bottom / Great Hill fence
 - ▶ Replaced several signs, as needed due to fading
- ▶ Maintenance
 - ▶ Hoxie continues to upkeep neighborhood, responsive to issues
 - ▶ Gardens maintained by Jen, plants relocated to optimize existing plants
 - ▶ Ask of residents to adopt boxes by signs

Covenants Update

- ▶ Question raised about when Covenants expire (2027 vs. 2032)
- ▶ Covenants themselves on-file say 2032 and communication had been 25 years but question about whether it was 20 years raised as a concern (based on what was on file at Registry of Deeds)
- ▶ We are looking into finding out what the reason for this might be, but land court is currently closed so we were not able to get additional information yet.

Voting Items

Budget for 2021-2022

Proposed Budget for Vote (2021-2022)

Expenses	Approved Budget Apr 1, 2020-Mar 31, 2021	Actual and Projected Apr 1, 2020-Mar 31, 2021	Budget Apr 1, 2021-Mar 31, 2022 (Proposed)
Annual meeting	\$300.00	\$100.00	\$300.00
Beach keys and Locks	\$100.00	\$0.00	\$0.00
Beach nourishment	\$5,000.00	\$0.00	\$6,000.00
Beach water testing	\$500.00	\$448.00	\$500.00
Beach geese decoy replacement	\$0.00	\$0.00	\$300.00
Bouse house	\$650.00	\$0.00	\$1,950.00
Dock removal and repair	\$3,000.00	\$2,524.00	\$3,000.00

Expenses	Approved Budget Apr 1, 2020-Mar 31, 2021	Actual and Projected Apr 1, 2020-Mar 31, 2021	Budget Apr 1, 2021-Mar 31, 2022 (Proposed)
Electric repairs	\$500.00	\$0.00	\$500.00
Hospitality committee	\$250.00	\$226.36	\$250.00
Insurance	\$6,000.00	\$5,209.00	\$5,500.00
Landscaping maintenance	\$23,000.00	\$22,151.93	\$23,000.00
Legal and professional fees/filing fees	\$2,250.00	\$1,025.00	\$1,600.00
Misc. expenses	\$450.00	\$437.54	\$500.00
Office supplies	\$160.00	\$72.17	\$200.00
Road repair, filling at pond	\$0.00	\$0.00	\$2,500.00
Postage	\$220.00	\$198.59	\$250.00
Signage	\$500.00	\$1,073.13	\$3,500.00
Mass State Taxes	\$2.00	\$2.00	\$2.00
Utilities	\$400.00	\$110.38	\$400.00

Expenses	Approved Budget Apr 1, 2020-Mar 31, 2021	Actual and Projected Apr 1, 2020-Mar 31, 2021	Budget Apr 1, 2021-Mar 31, 2022 (Proposed)
Website	\$250.00	\$348.00	\$0.00
Assoc pond committee activities	\$1,000.00	\$0.00	\$1,000.00
Boat rack	NA- not budgeted	\$500.00 (cost off set by charge for spots)	\$500.00
Picnic area maintenance	\$1,000.00	\$0.00	\$0.00
Tennis court maintenance and repairs	\$2,000.00	\$0.00	\$5,000.00
Landscape enhancement: 2021 lighting main entrance & associated electrical work, new bush for Rolling Ridge Ln, new sprinkler head	\$2,500.00	\$3,031.99	\$6,900.00
TOTAL EXPENSES	\$50,032.00	\$37,458.09	\$63,652.00
NET ANNUAL SAVINGS AFTER EXPENSES PAID		\$12,573.91	-\$19,242.00 (off-set by last years budget unspent= -\$6,668.09)



VOTE

Neighbor Discussion

- ▶ Items not included in the Agenda for open discussion

How to Communicate with the Board:

- ▶ board@rollingridgefarm.org
 - ▶ Facebook site: Rolling Ridge Farm Homeowners Association, Inc
 - ▶ Website: <http://www.rollingridgefarm.org/>
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Thank you and Happy Holidays to all!

Image courtesy of Jim Dever