

RRFHOA Annual Meeting Minutes 10/25/18

Meeting began at 6:00 PM.

There were 43 proxies received however, 7 of those homes joined the meeting, so there were 36 proxies in force for the meeting. There were 13 Households represented at the meeting.

Minutes amended 5/6/21 JO'N.

Introduction and President's report Bethany

Introductions were done and a brief overview of the year and board activities was provided. New items mentioned included:

- Board made the decision to hold the meeting at the Clubhouse rather than breakfast as typically done which saves the budget about \$700 per year.
- Those in attendance seemed pleased with this decision and the Clubhouse was a comfortable location for the meeting.
- Communication via email newsletter began this year
- Account balances have been sent out and we are pursuing those in arrears
- 40-50 people attended the barbeque
- Looking for volunteers and new ideas for activities
- 20 people attended cleanup day
- No vandalism issues this year, and overall activity late at night at the pond was down this past year
- Picnic tables were purchased for the pond picnic area and old tables have been removed
- Water testing good all year
- Docks were an issue with high water and installation. New company was hired for 2019 season
- Boats at the beach year over year need to be claimed. Those unclaimed will be donated or scrapped unless you specifically ask the Board if yours can remain down at the pond and receive permission with information about which is your boat. Boats are kept at the pond at the owner's risk if loss or damage occurs.
- Landscaping and enhancement: Last year, \$15k for mowing and garden maintenance + \$5k as enhancement. This year, showing all as maintenance at \$21.75k. Without someone to spearhead it, the need for an additional assessment, and the cost to maintain in future years, Board is not planning any new changes or enhancements in 2019.
- Mowing contract is with Hoxie. If there is a volunteer to get other bids, the board welcomes the input.
- Steve VanDrumlin is willing to add a zone to his sprinkler system to water the entrance near the wooden fence.
- Clearing the paths is very expensive and there are no plans to pursue that right now.
- Tennis court maintenance will continue as needed.

Finance Report

Joe

Bank Balance and list of dues owed was distributed to members in attendance.

Andrew Miller is doing all accounting at a very reasonable fee for the quantity of work he completes for RRFOA. He keeps our finances in good order.

10 people from RRFOA have outstanding balances. They accrue interest and are reminded by monthly bills and emails. Largest overdue account is going to small claims court in November. Suggestion from the floor: Threatening a mechanics' lien through an attorney has been tried in the past. This may prevent the homeowner from getting any financing.

Budget

Bethany

Background on 5 year plan provided.

Planned at current expenses with inflation of +5% and long term investments.

Savings was historically 1 year of spending. Board would like it to be \$38k: currently at \$28k. This savings is held in case of an emergency.

Reviewed the budget line by line. Discussed covenant guidelines on increasing dues and planned income as noted in budget.

A motion was made from the floor to provide free dues to those who serve on the board. Board members agreed that this would be a nice idea if it were to get more people interested in serving on the board, however, at the current time, the finances do not allow for this. Also, the board feels that they should pay the same fees as the other homeowners in the neighborhood. No vote was held on this motion.

Motion to increase the annual dues to \$325/year. Seconded. Passed unanimously.

Motion to approve budget for 2019-2020. Seconded. Passed unanimously.

Other Business- Dogs at the Pond

The floor was opened for issues or discussion of those in attendance. One person raised an issue. Pam VanDrumlin raised concerns about current dog policy on common land and to left of dock. Would like dogs to be allowed in those areas at all time of the year, not just in off season as current policy allows.

Pam to send letter from attorney detailing her position.

Discussion about land as private, public or semi-public. Needs to be investigated.

What do we do if someone violates the policy? Fine, Enforcement, letters from attorney?

Do we open this to a neighborhood ballot vote? Does the board vote? Do we vote with proxies and those present at a future meeting?

Agreed not to make a decision at the meeting due to lack of facts.

Board to investigate the town bylaws which we are restricted under and understand the responsibilities and limits of the association for this decision.

Board will investigate and discuss and provide a decision by May 15th which is the 1st day dogs will be prohibited from the common space under the current policy.

Meeting adjourned at 7:30 PM.