

RRFHOA Annual Meeting Minutes 11/6/19

Meeting began at 6:30 PM.

There were 35 proxies received however, 7 of those homes joined the meeting, so there were 28 proxies in force for the meeting. There were 15 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. Items mentioned included:

- Clean up Day was well attended. There was less trash at the pond than the prior year.
- There was a Kick-off Summer event for kids and adults following the clean up.
- No vandalism issues this year, and overall activity late at night at the pond was down this past year
- Water testing good all year
- Financially, the association is in a better position this year after dues increase and collection on overdue accounts.
- Docks will need replacement in future but will last at least 1 more year. The additional savings will help to reduce the assessment at that point.
- Change in Dog policy seemed successful. Dogs are allowed on leash and in control of owner on field and to the left of the docks in the water. Not on the beach proper. This policy will continue next year.

Landscape Report

Jennifer

- Beds and plantings which Jim Junkins supervised are thriving in entrances. Next year, plants will be divided and spread for further enhancement.
- Soil amendment and additional plants have been added to the SW Popple Bottom Entrance and both sides of Rolling Ridge Lane.
- Budget for 2020 includes 3-5 sections of split rail fencing and plantings at SE Popple Bottom Entrance. Work to be completed in Spring 2020.
- Board is investigating lighting for rock wall at Highfield Drive entrance. Possibility of LED, Low voltage, or solar powered options discussed.
- Review of contract with Hoxie will take place over winter. Any issues with landscape maintenance, please email the board and we will contact Hoxie who has been very responsive.
- Holiday Decorations. Board to send an email requesting volunteers
- Clearing the paths is very expensive and there are no plans to pursue that right now.
- If there are concerns about sightlines at entrances, individual action is recommended.
- Trees: if you wish to cut a tree of >12 inches in diameter, send an email to the board and someone will come out to review. Major concern is property line.

Finance Report

Joe

- Association bank balance is ~\$51,000 currently.
- 6 households are on the delinquent dues list, totaling ~\$6800. Of those, 2 are on payment plans. This is down from 10 last year.
- Andrew Miller continues to do all accounting for RRFHOA.

Budget

Bethany

- Reviewed 5 year plan strategy from last year with rotational maintenance on large items. 2020 items are beach nourishment and tennis court maintenance.
- Docks: continue to be usable but will need replacement eventually. Quote for replacement was \$40,000 in 2016. At the time that they need replacement, the association will investigate multiple options considering configuration, materials, and aesthetics.
- Insurance declaration limits requested. 2020 policy: Liability \$2m, aggregate \$4m.
- Activities: Board is trying to balance cost v. number of people taking advantage of activities. Will try another activity in 2020.
- Reviewed the budget line by line.
- Motion to approve budget for 2020-2021. Seconded. Passed unanimously.

Other Business-

Road Maintenance

Roads are the responsibility of the town for maintenance and repair.

Highfield Drive is not on the town list of upcoming projects.

Increasing the number of calls to the DPW might raise awareness and spur action.

Vic Smith to draft petition or letter to advocate for repair.

Speeding

There is nothing the association can do regarding speeding as the roads are public roads.

Signs

There is a need to replace some of the street signs due to wear.

The cost to replace all of them was prohibitively high.

Board will do a survey of the signs and come up with rotation schedule for maintenance within the budgeted amount.

Boats at the pond

Should be removed for the winter

Should have a sticker with phone number of owner for safety reasons. Stickers available from harbormaster.

Solar Panels

Request from floor to review policy and determine if there was flexibility to have panels on the sides of the house if they were not visible from neighbors or the street.

Parking

Concern raised re: parking of cars on Highfield Drive in street and on common area land. Board agreed to draft a letter and send to the offending households requesting cooperation.

Architectural changes

Reminder that any changes to the outside appearance of the home or lot need approval from the board. This includes painting, reshingling, roofing, siding, and tree removal of >12" in diameter. All requests are reviewed keeping in mind the general character of the neighborhood and the impact on immediate neighbors and the neighborhood as a whole.

Meeting adjourned at 7:50 PM.