

Ransom Oaks Community Corporation Meeting Minutes

October 15, 2019

A regular session of ROCC meeting was held on October 15, 2019, at the Greenwood Meeting Room.

Directors and Staff (P=Present; A=Absent; L=Late; E=Early Departure)

Andre Lam	P	Bill Klein	A	ROC MGMT Team	P
Jenifer Rehac	P	Tammy Davis	P	Terry Collins	A
Patti Hill	P	Andrzej Ogiba	P		
Chris Bogdan	P	Jennifer Stewart	P		

Board President, Andre Lam, called the meeting to order at 6:34 pm.

General meeting notes

3 residents were in attendance.

Recreation

The Grand Opening of the Ransom Oaks playground was highly successful. The Fall festival to celebrate the opening of the Greenwood playground will take place on Sunday October 20th.

Finances

There is a healthy balance of \$290,559.14 in the account.

Facilities report presented

Scout request for Eagle Scout project: He would like a project that benefits the environment. Possibly tie this in with tree planting next year.

Greenwood Clubhouse was painted. Baby pool pump at GW replaced.

All pools were closed and winterized. Dead trees removed at RO and 23 Primrose. Siding at GW and RO powerwashed. Tennis court at GW repaired.

A search was completed for a new management company. Resumes will be reviewed and interviews scheduled soon.

Board only session:

Motion by Andre Lam:

To approve minutes of September 2019 meeting

Second: Patti Hill

Motion carried by all in attendance.

Motion by Andre Lam:

To increase assessment for 2020 by 6% to \$393

Second: Chris Bogdan

Motion carried by all.

Treasurer Jenifer Rehac will report and justify increase in assessment in end of year Treasurer's report.

Management will run numbers to calculate assessment for Woodgate.

Motion by Andre Lam:

To accept bid from All Seasons for snow shoveling at RO and GW

Second: Jennifer Stewart

Motion carried by all

A section of the sidewalk on Glen Oak belongs to the golf course. Tammy will suggest to the golf club management that All Seasons shovel this section and bill them.

Management will request amendment to All Seasons bid re. mulching. Labor is already part of their contract. Bid need to be for mulch only.

Motion by Tammy Davis:

To accept bid by All Seasons to remove berm, grade and reseed Woodmere court.

Second: Jenifer Rehac

Motion carried by all

Andre suggested we plan in next year's budget for a reserve study, an estimate of expenses over the next 30 years. Management will request a quote.

Name on Paypal account needs to be transferred to Treasurer, Jen Rehac.

Motion by Andre Lam:

To order the pool tags for next year.

Second: Jennifer Stewart

Motion carried by all.

Possible projects for next year:

Jen Rehac will call American Eagle for a bid for EW playground. Perhaps designed for children in the older range – 8-14?

Discussion of plans for Bramhill: To level out cracks? More permanent basketball hoops? Paint surface for games?

Andre suggested purchase of a surface cleaner that could be used for courts/pool surfaces, etc.

Patti suggested painting one of the courts at GW for dual purpose Pickleball/tennis.

Chris will request bids for IT persons to rework the existing website. Board will vote on bids by email.

Patti and management suggested building into 2020 budget monies for tree planting (to be combined with Eagle Scout project). Patti will request that Ron Walkowiak, a wholesale tree supplier, attend November board meeting to answer questions/make suggestions. Patti will contact tree companies for quotes and information.

Management will contact landscaping companies for bids on weed and feed for next year.

Architectural:

Patti and Tammy will reach out to concrete companies to request quotes for group sidewalk repairs to be carried out in the spring. A courtesy letter will be sent out to residents where sidewalks are not up to standard with Town of Amherst to follow up. Management will track on Rent Manager.

Committees:

Architectural committee must consist of at least 3 board members plus 2.

Board members are: Tammy Davis, Patti Hill, Bill Klein. Chris will search for two others including architect.

Audit, Publicity, Recreation must have chair plus 2 members (1 must be board)

Audit: Jen Rehac (chair), Andre (need 1)

Recreation: Jen Stewart (chair), Jen Rehac, Patti Hill, 2 residents

Publicity: Chris Bodgan (chair), Jen Stewart (need 1)

Meeting adjourned at 8:20pm.