

# Ransom Oaks Community Corporation Meeting Minutes

October 20, 2020

A regular session of ROCC meeting was held on October 20, 2020 at the Greenwood clubhouse.

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

|                    |   |                  |   |                     |   |
|--------------------|---|------------------|---|---------------------|---|
| Chris Bogdan       | P | Bill Klein       | A | Logiq Ventures Mgmt | P |
| Jenifer Rehac      | A | Brian Carpenter  | P | Chris Kausner       | P |
| Yolanda Minichello | P | Andrzej Ogiba    | A |                     |   |
| Michelle Winters   | P | Jennifer Stewart | P |                     |   |

**Motion:** by Chris Bogdan to open meeting at 6:35 pm.

Second: Brian Carpenter Motion carried by all.

**Motion** by Chris Bogdan:

To approve minutes of August and September meeting minutes

Second: Chris Kausner Motion carried by all.

## Finances

There is a balance of \$220,672.66 in the checking account September 30, 2020.

8 Liens were filed due to delinquent payments. 4 residents are making payments on their accounts. Should come in under budget at the end of the year.

## Reserve Study

The reserve study reports have been received and shared with all Board members. Management will use as a guide to create budget. There will be many projects and maintenance needed in the next 30 years to maintain facilities. Need to set aside reserve funding to pay for maintenance and replacement projects over \$4k. Fences, pool decks, pool resurfacing, roofs and siding will be some of the bigger projects.

## Facilities report

- Pools and buildings closed and winterized
- RO pool pavilion caulked
- Greenwood new disconnect box installed in August
- EW slide and picnic table installed
- Dead ash tree taken down on RO property on Glen oak

## **Projects**

- Board discussed Dog park and voted not to pursue installing a dog park b/c of insurance liability implications and maintenance and expense. Chris Bogdan motion to deny dog park, second Chris Kausner. All voted to deny.
- Bramhill board is in favor of re-paving and installing basketball and hockey court. Will be 2 year project. Asked management to look into electricity for lights and security. Also, asked management to draft letter and send to residents that live at the end of Bramhill, if they are in favor or have opinions on new courts there.
- Eveningwood Tree installation and removal discussed. Board agreed management should move ahead with dead tree removal at Eveningwood, Bramhill and other community property for day rate quoted by AJs trees. Management presented 3 quotes.
- Board agreed to allow All Seasons to install weed blocker and new mulch at Glen Oak playground.
- Board agreed to allow All Seasons to add dirt and hydroseed Eveningwood and Ransom Oaks lawns in the Spring.
- At recommendation of Logiq, pool resurfacing should be done in a future year.
- Board voted to implement new pool pass system that involves leasing software from Cell Badge / Innovative Aquatic Solutions.
- Board agreed to allow a community holiday party that will cost more than \$1000 given the unique type of event that will need to be hosted given Covid situation.
- Furniture was discussed and quotes presented by management. All agreed to allow purchase of furniture to replace Ransom Oaks furniture. Some residents have asked for more shade options besides at the tables. Management will research options.
- Management spoke with town of Amherst and they might allow ROCC Entrance signs to be updated. Board asked management to continue to pursue.

## **Assessments**

- Board voted to increase assessment 1.5% from \$393, so total will be \$399. Motion by Chris Bogdan, second Brian Carpenter, all voted to increase.
- Board discussed Woodgate Assessment formula and agreed to finalize decision next meeting.

## **Board Meeting Calendar**

Next meeting will be November 16, 2020 at 6:30.

## **Architectural**

Table discussion about sheds and garbage can storage for next meeting

## **Motion** by Chris Bogdan

To adjourn meeting at 8:00pm Second Brian Carpenter Motion carried by all