

# Ransom Oaks Community Corporation Meeting Minutes

November 16, 2020

A regular session of ROCC meeting was held on November 16, 2020 via zoom video conference.

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

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

**Motion:** by Brian Carpenter to open meeting at 6:30 pm. Second: Jen Rehac Motion carried by all.

**Motion** by Brian Carpenter:To approve October meeting minutes Second: Jen Rehac Motion carried by all.

## Finances

There is a balance of \$169,190.09 in the checking account October 31, 2020.

Another lien was paid off, so actual Accounts Receivable is \$386.00. Still estimating that ROCC will come in under budget in 2020. Management shared the reserve study excel spreadsheet with the Board and explained how they were using it as a guide to create the budget. Management shared a draft of the 2021 budget based on previous meeting's discussion and decisions around priority projects for 2021.

Jen Rehac, Treasurer explained plan for reserve money. She reached out to M&T about opening a savings account and transferring \$50k to it as a Reserve account. Bill Klein suggested looking to in a Duke Energy Fund that has good rate of return.

After several discussions and an analysis of how the Woodgate Assessment is derived...

**Motion** by Chris Bogdan to increase the Woodgate Annual Assessment for 2021 to \$79.50 which is a 6% increase. Second: Jen Rehac, Motion carried by all.

Michelle Winters, current Board Secretary, sent an email 11/16/2020 to Management explaining that she was resigning from the Board for personal reasons. Jen Stewart agreed to be the Secretary until a replacement is found.

Management sent a letter to residents on Bramhill Court outlining the plan to resurface the Bramhill tennis court area and repurpose it for hockey and basketball. One resident responded via email and was concerned about motion lights attracting bugs and heavy equipment on their property. Management has been corresponding with the homeowner and will keep them in the loop as the project moves forward.

New Pool access system has been set up and Management has been trained. Will test registration with Board members over the next couple weeks before sending to residents.

Holiday event may need to be postponed or edited based on covid rules and regulations.

A resident asked if they could have alcohol during a birthday party they plan to host at one of the Ransom Oaks clubhouses. The Board discussed changing the Association's policy to allow the consumption of alcohol during certain events on Ransom Oaks property. **Motion** by Chris Bogdan to allow alcohol during events on Ransom Oaks properties. Second Jen Rehak, carried by all. Board asked management to insert liability clause in the RO reservation form and send it to the attorney for consideration. Pending no red flags from legal, Management was instructed to change policy.

### **Facilities report**

- Tree removal to be completed at various Ransom Oaks properties 11/19
- Glen Oak Playground mulch completed

### **Architectural**

Architectural Chairman gave update on two Architectural rules that were passed. One defining no sheds allowed on Ransom Oaks property and the other outlining the approval process for garbage can tote storage solution. The Architectural Committee worked with the town to define parameters for storage unit.

Chairman updated the Board on a violation situation. There is a shed behind 31 Kingsbrook. Management sent 2 violation letters. The homeowner contacted management and explained that the shed was not on their property. Management requested a copy of the property survey indicating the location of the shed and also a letter from the property owner on New Rd. explaining that the shed is on their property and outlining the arrangement. The letter and survey were both sent to Management and filed in the Architectural file. Because the shed is not on Ransom Oaks property, no further action will be taken.

### **Board Meeting Calendar**

Next meeting will be **December 14** at 6:30.

February 8

March 15

April 12

### **Motion** by Chris Bogdan

To adjourn meeting at 7:30pm Second Brian Carpenter Motion carried by all