

Ransom Oaks Community Corporation Meeting Minutes

December 9, 2019

A regular session of ROCC meeting was held on December 9, 2019, at the Greenwood Meeting Room.

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

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

Acting Board President, Chris Bogdan, called the meeting to order at 6:30 pm.

General meeting notes

1 resident was in attendance.

Finances

There is a balance of \$131,308.26 in the account.

Resident concerns

3 residents requested update on drainage situation at Pinehurst. Concerns expressed regarding impact on sump pumps and potential for basement flooding. These same drainage problems may effect other cul de sacs in the future. Bill Klein will call lawyer to find out status.

Board only session:

Facilities report presented

CW discussed the Greenwood electrical boxes possibly being completed in December. He presented a price for the repainting of GW tennis court(s) at approximately \$4,300. Electric boxes will be mounted at Greenwood Facility in December 2019, weather dependent. Drainage project at RO may be completed in December 2019 depending upon snowfall amounts. Temp will not hinder the project but there must be 2 inches or less of snow for completion.

Motion by Christopher Bogdan:

To approve minutes of November 2019 meeting

Second: Bill Klein

Motion carried by all.

Motion by Christopher Bogdan:

To vote on holding monies from 2019 budget to support projects that will reach completion in 2020

Second: Andrzej Ogiba

Motion carried

Motion by Christopher Bogdan:

To pass 2020 budget and Treasurer report to be included with assessment invoice

Second: Jen Rehac

Motion carried by the majority of board members

Motion by Chris Bogdan:

To accept tree order form to be included with invoice

Second: Bill Klein

Motion carried by all

CB is working on changing ROCC email server with possible small monthly fee. Will provide more info and decision -tabled until February

- Management provided invoice draft for review. BK recommends notation on invoice regarding lien process to inform residents of consequence of non payment
- Woodgate invoice to remain at \$75 for 2020
- Review of lien costs as part of invoice to 11 residents with 2019 liens
- Board reviewed draft tree order form and recommends changes to make it clear that this is voluntary. Form will be provided for review prior to submission with invoice.
- Management discussed coordination with the Town of Amherst for land mapping and ownership identification. Suggest that further conversations could be beneficial with regard to entrance sign approval and taking over the island liability. Negotiations are to include Town maintenance of curbs and Trees.
- Chris Bogdan states consideration for filling the open seats on Board and Committee positions. Jen Rehac to take on Architectural Chairperson position. Jen Rehac suggests that we use upcoming Santa event and Facebook to campaign for these positions to be filled.
- Michelle presented request to increase salary for long standing maintenance employee.

Meeting adjourned at 7:50pm.