

# Ransom Oaks Community Corporation Meeting Minutes

April 22, 2020

A regular session of ROCC meeting was held on April 22, 2020 by 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	L	Chris Kausner	P
Patti Hill	P	Andrzej Ogiba	A		
Michelle Winters	P	Jennifer Stewart	P		

Board President, Chris Bogdan, called the meeting to order at 6:37 pm.

### Finances

There is a balance of \$425,634.29 in the account.

So far, 64 residents have not yet paid association fees, on par with previous years. Late notices were sent on 4/6. Due to the Covid-19 situation, several residents are unemployed. Management have agreed to give them a grace period, waive late fees when necessary and asked them to make payments when they can. Management will follow up with phone calls after the third late notice. Further action to be discussed at the May meeting.

Audit and taxes complete.

### Facilities report presented

Beauty Pools and Kohler Awning both closed due to Covid-19. NYS remains in lockdown until May 15<sup>th</sup> at earliest. Board discussed whether to inform residents of projected timeline for opening. As situation is fluid and evolving, Management will wait until May 15<sup>th</sup> at the earliest to inform residents of timeline. Management will delay mailing of pool tags by one week.

Drainage and concrete work at RO is scheduled for the spring – weather dependent.

Playgrounds at Eveningwood and Bramhill are on hold due to Covid-19 restrictions – first on schedule.

Repaint of GW court scheduled – third in line.

40 residents are interested in group rate for sidewalk repair. A1 Concrete will do leveling. They will partner with a second contractor to do repair.

Tennis courts and playgrounds currently closed due to Covid-19.

14 lifeguards have been interviewed and hired so far.

Goal is to have pools ready to open as per regular schedule and so if delayed, will be ready to open at a moment's notice.

Pest control (Suburban Pest Control) to start this month.

### Architectural Update

Two second violation letters sent for yard debris: 25 Ruby Lane and 503 Glen Oak. One violation for unregistered vehicle on 528 Glen Oak (resident will make sure it is registered as soon as DMV is open).

Management clarified procedures for architectural committee:

1. Forward complaint information to management
2. Management will generate letter through Rent Manager
3. Drive by after 10 days – second letter if necessary

Management can provide monthly report of violations to the board through Rent Manager PH and JS suggested that clarification needs to be sent to residents to explain required procedures for proposed modifications. Management will send out email and/or addendum with newsletter to clarify.

### **Second Little Free Library Placement**

A resident contacted the board to request assistance with painting a little free library they had made. The library cannot be situated on the resident's private property according to the ROA covenants (free standing structure).

Possible locations discussed:

- Adjacent to mailboxes
- Greenwood pool area
- Eveningwood pool area
- Island at Coriander and Old Oak Post (actually not an option as islands are owned by the Town of Amherst).

JS and PH will look at possible sites and contact the resident to discuss placement.

### **Real Estate**

A resident on Transit Road approached the board about the possibility of ROC purchasing their property (single home, 3 bedrooms, 1 ½ baths). Neighbors on both sides may also be interested in selling to ROC. Possible uses of the properties might be:

1. Hold onto properties
2. Rent out property for income
3. Long term: Tear down property and build a community center for ROC

Purchase of property/development of land is dependent on result of reserve fund study.

Owning that land may give us leverage on how the adjacent property is developed.

### **Motion** by Chris Bodgan:

For management to pursue fact gathering on property purchase – financial analysis, work with a realtor, tour inside or request photos, touch base with lawyer, determine if property is rentable, etc.

Second: Patti Hill

Motion carried by all.

### **Motion** by Chris Bodgan:

To approve minutes of March, 2020 meeting

Second: Michelle Winters

Motion carried by all.

**Motion** by Jen Rehac:

To reimburse Chris Bodgan for website development services

Second: Michelle Winters

Motion carried by all with Chris Bodgan abstaining.

Chris will work with management to design the website and will aim to complete within three weeks.

Chris will also work to change email server to Microsoft Office at a cost of \$660 per year.

**Board Positions**

Chris Bodgan: President

Brian Carpenter and Bill Klein: Joint vice-presidents

Secretaries: Patti Hill and Jen Stewart

Treasurer: Jen Rehac

Communication/Publicity: Chris Bodgan (chair), Bill Klein, Jen Stewart

Recreation/Safety: Jen Stewart (chair), Michelle Winters, Patti Hill, Ashley Kinney

Architectural: Brian Carpenter (chair), Bill Klein, Patti Hill, Chris Kausner, Michelle Winters, Ashley Kinney

Maintenance: Andrzej Ogiba

Audit: yet to be decided

Chris Bodgan will set up group emails for committees

Next meeting May 11, 2020 at 6:30pm (if possible, outdoors, 6 ft apart)

Meeting adjourned at 7:34pm.