

# Ransom Oaks Community Corporation Meeting Minutes

May 13, 2019

A regular session of ROCC meeting was held today at the Greenwood Meeting Room.

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

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

The May meeting was called to order at 6:35 by President, Andre Lam  
Two residents were in attendance, 1 resident stopped to pick up pool tags

### Facilities report

All pools looking good

Eveningwood's fence has been replaced

Lifeguard training begins this weekend (May 18<sup>th</sup>)

Currently there are 58 homes delinquent in paying the 2019 assessment fee of \$371

Architectural Committee reported on debris and proper disposal of yard waste according to Town of Amherst officials.

Lending Library will be added to our neighborhood, exact location TBD.

Residents in attendance brought up concern over clogged French drain system currently in place around Ransom Oak Drive and Pinehurst. Resident would like board member(s) to walk with him as he outlines the current structure, and easement lines. Both residents relayed their concerns over current French drain system not working properly and how their properties are directly affected. Board members will be selected to meet with resident, and follow up with Town of Amherst on easement, who may be responsible for flushing of current French drain. Residents feel a few trees may be affecting drainage on area of concern.

### Business meeting notes:

#### Motion by Andre Lam:

Christopher Bogdan will represent RO HOA Board at the upcoming Town of Amherst meeting, being held on Thursday, May 16<sup>th</sup>. Meeting discussion to include new Housing and multi-use development by Forbes Capretto. Current proposal is for approximately 83 homes, 4 apartment and multi-use 5 story buildings. Access to proposed neighborhood would be via Ruby Lane in our neighborhood.

Second by Bill Klein  
Motion carried by all

Current board positions are reassigned as follows:

Andre Lam, President  
Tammy Davis, Vice President  
Jennifer Rehad, Treasurer  
Patti Hill, Secretary  
Andrzej Ogiba – Director of Facilities  
Christopher Bogdan, Director of Communications  
Jennifer Stewart, Director of Safety & Recreation  
Bill Klein, Director of Landscaping  
Current open – At Large

Motion to accept new board positions by Andre Lam  
Second by Christopher Bogdan  
Motion carried by all

Website reconstruction - will search for possible student in neighborhood who may be interested

USPS Cluster Mailboxes #30 and #31 will be replaced, RO has purchased both boxes, USPS will handle installation and maintenance

We reached out to additional 18 properties to join RO HOA, to date, only 1 resident has agreed to join

18 Lifeguards have been hired for the summer season

Motion by Andre Lam:  
Accept Bid from Frank's Basement Systems for work at Ransom Oaks in the amount of \$9,700  
Second by Chris Bogdan  
Motion carried by all

Motion by Andrzej Ogiba:  
Accept bid from Doyle Security in amount of \$15,390 for new security system at all pool and club house locations  
Second by Andre Lam  
Motion carried by all

Suggested addition of updated map to our monthly newsletter

Motion by Bill Klein:  
Accept new building signage  
Second by Andre Lam  
Motion carried by all

Motion by Andre Lam:  
Approve February 2019 and March 2019 meeting notes

Second by Andrzej Ogiba  
Motion carried by all

Motion by Andre Lam:  
Approve Tennis Court conversion to pickle ball in the amount of \$2,750.00 performed by  
Baughman Magic Seal Inc.  
Accept Bid from Courts & More for repairs and hydro scrub/pressure wash, resurface,  
freshly painted tennis court lines at Eveningwood courts in the amount of \$16,343

Second by Christopher Bogdan  
Motion carried by all

Meeting adjourned at 7:55