

Ransom Oaks Community Corporation Meeting Minutes

June 10, 2019

A regular session of ROCC meeting was held on June 10, 2019, 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
Jenifer Rehac	P	Tammy Davis	P	Terry Collins	A
Patti Hill	P	Andrzej Ogiba	P		
Chris Bogdan	E	Jennifer Stewart	P		

Board President, Andre Lam, called the meeting to order at 6:30 pm.
General meeting notes with 3 residents in attendance.

AL announced there will be no July 2019 meeting.

First resident comment:

Would like Greenwood pool, or another pool, to be open for general swimming from 9-11am on weekdays. The sign at the Greenwood pool does not indicate lap swimming at those times.

Michelle Winters (management team) will add a sign.

AL indicated that residents have requested additional lap swimming times in the evenings. There is limited funding and limited availability of lifeguards for additional time at the other pools.

Resident will work on a petition to present to the board to change lap swimming to open swimming on weekdays.

Resident volunteered to assist the playground committee.

2nd resident comment:

Concern regarding excessive sports equipment in a neighbor's yard at Glen Oak (opposite Primrose).

BK reported that there is nothing in the RO bi-laws banning sports equipment. He suggested talking to neighbors to determine their views and presenting a group concern to the resident and/or board.

AO expressed concern regarding safety issues.

JR feels that RO is a family neighborhood and sports equipment on properties is inevitable in the summer.

3rd resident attended to listen only. Had no questions or comments.

Facilities report presented by MW:

Security cameras will be installed at the pools this week.

Post Office clusters have been installed in two locations.

EW and RO playgrounds have been power washed, graffiti removed and stained. Bramhill was cleared of debris and power washed.

Pools opened on time, pump, heater PC board and temperature control and water meter at EW replaced, pool heater at RO replaced. Box fan at GW pump room ineffective – keeps malfunctioning. More powerful fan required. Automatic pool cleaners working well. Two applications of sealer at GW baby pool does not appear to have worked. This will be monitored over the summer and remediated in September. Wedges of pool railings will be replaced in June. GW tennis court will be repaired in July – delay due to rain. Will need to cure for a month before resurfacing can be done.

RO and EW will be sprayed for mosquitoes due to excessive rain.

RO pools need resurfacing – possibly fall or spring dependent on funding availability.

Light post at GW pool to be removed when time/weather permit. Flush mounted electrical boxes will be installed in the spring.

True Green will spray for weeds at EW and RO mid-June. Pools will close for 24 hours following spraying.

Frank's Basement Systems to work on drainage at RO once ground is dry.

RO electrical line from community building to pump room will be scheduled as soon as ground is dry.

Board only session:

Recreation report: JS

Food trucks successful despite late notice

Movie night Saturday – AL to assist.

Motion by Andre Lam:

A late payment policy to go into effect for January, 2020. Late fees will be assessed at 10% of assessment owed. An additional 10% fee will be charged for every 30 days beyond the due date. Resident tags will be issued up to 30 days following payment.

Second by Christopher Bogdan

Motion carried by all.

Motion by Christopher Bodgan:

If it is determined at any point in the day that the weather will be consistently below 60 degrees F, and that there is no possibility of a warm up, the pools will be closed for the rest of the day. The day's temperature will be determined consistently using an agreed source.

Second by Andre Lam

Motion carried by all.

Two basketball hoops will be purchased for Bramhill tennis court at a cost of approximately \$350+tax. BK may have a donation and will investigate.

TD suggested moving the bike rack from Bramhill to EW as the need is greater at that location. The management team will implement.

The possibility of implementing text blast to residents will be investigated for next year.

Management expressed the need for improved communication between MK and lifeguards, and between pools. Radios were purchased as a short-term solution but have not proven consistently effective. Management will investigate a better solution, possibly cordless phones on each site.

Motion by Andre Lam:

Hire attorney Ron Shubert to file lien on delinquent payment by resident at Forest Edge.

Second by Andrzej Ogiba

Motion carried by all.

Motion by Andre Lam:

To meet with attorney to investigate options regarding drainage issues effecting multiple residents.

Second by Bill Klein

Motion carried by all.

Minutes for the May 13, 2019 meeting will be approved by email.

Meeting adjourned at 8:00pm.