

Ransom Oaks Community Corporation Meeting Minutes

August 16, 2021

A **motion** to begin the ROCC monthly meeting was made by Chris Bogdan at 6:30pm and was held over Zoom with 2 residents present due to Covid restrictions. Motion 2nd by Brian Carpenter, carried by all.

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

Chris Bogdan	P	Jenifer Rehac	P	Logiq MGMT Team	P
Bill Klein	P	Chris Kausner	P	Yolanda Minichello	P
Jennifer Stewart	P	Brian Carpenter	P	Michelle McCormick	A
				Peggy DeGlopper	P

Resident in attendance by Zoom asked whether guest passes will be allowed now that pandemic restrictions are easing. Resident informed that this will be discussed and voted upon during this evening's meeting. Resident portion of meeting ended at 6:37pm with questions answered.

Motion by Brian to approve May meeting minutes. JenR second, motion carried by all.

Finances

There is a checking account balance total of \$402,373.85 and total assets of \$473427.47. 24 homes still delinquent in regards to assessments: 4 homes are making payments, 4 are in foreclosure, 15 are 1st time delinquent or new residents. 7 are over \$2000+ owed to ROCC. Action plan to send emails to those on file, send a final demand letter in July, enact liens in August/September.

General

- Lawsuit update: no new notifications.
- Resident that requested financials has not responded after follow up was completed on April 30.

Facilities

- EW needs new winter cover and may cost 4-5K. Quote will be forthcoming.
- RO sand filter broken, work order submitted in order to fix it.

- RO heater needs to be replaced soon
- GW motor broke right before pools opened but was fixed in time.
- New awning for GW should arrive from Kohler in July
- Bramhill court resurface pushed out and should start mid June
- Entrance signs in process

Architectural

- Meeting to be scheduled for residents involved in drainage issue.
- Violation letters sent to multiple addresses.

Recreation

- Event execution in progress

Landscaping

- Working on mulch
- Building relationship with TOA and they will assist with architectural violation enforcement.
- ToA asks for specific addresses for sidewalk violations.

Real Estate

- 5 in progress

Town Re-zoning meeting discussion

\$2000 for legal representation per meeting. Chris B may have help from a resident who can help with flood plain info. Houses will be 5 feet higher than Ransom Oakes homes. The latest traffic study by TOA that was cited by the developer, didn't include the new development in it and is therefore skewed. Our budget has \$7000 set for legal this year with over \$4000 spent at present. The intended use of legal in this matter would be to gain information and to represent our community's interests. This board will not spend exorbitant funds to wage a legal battle with the developer over approval of the development.

Motion to approve use of legal in a monitored fashion for rezoning meetings made by Chris B, 2nd Jen S, carried by all

Motion to continue policy of no food on pool decks by JenR, 2nd Brian C, carried by all.

Motion by Chris B to allow guest passes with 10 passes standard and a \$10 charge for a reload. JenS 2nd, carried by all.

Motion to adjourn meeting at 7:38pm by Chris Bogdan. 2nd by Bill K, carried by all.

Board Meeting Calendar

Monday August 16th

Monday September 20th

Monday October 18th

Monday November 15th

Monday December 13th

