

# Ransom Oaks Community Corporation Meeting Minutes

August 16, 2021

A **motion** to begin the ROCC August Board meeting was made by Brian Carpenter at 6:30pm. Motion 2<sup>nd</sup> by Peggy DeGlopper, carried by all. Meeting held via Zoom.

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

Chris Bogdan	L	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

**Motion** by Bill Klein to approve June meeting minutes. Peggy second, motion carried by all.

## Finances

As of 7/31/2021, the checking account balance was \$285,615.85 and total assets \$411,091.47. 9 Homes are delinquent and not making payments, so demand/ lien letters were sent. 3 homes are pending foreclosure. Jen Rehac is facilitating getting the signatures needed to open the Reserve savings account to transfer reserve funds from the checking account.

## General

- Ransom Oaks has engaged Phillips Lytle to represent Ransom Oaks to reject the rezoning of a commercial and residential project on Smith and Transit Rd. because they are concerned about the impact to the already taxed drainage system and traffic increases on Smith Rd. and via the proposed Ruby Ln extension. Legal spend to date is \$7949. The Board agreed previously to cap the spend at \$12,000. And re-vote on the continuation of using the attorney if and when that budget number is reached. At present, the decision by the town to re-zone the property has been tabled and the attorney is continuing conversations with the Town and the Developer. Several residents and Board members attended the last Town Board meeting and shared their statements at the meeting.

## Facilities

- EW cover is ordered and RO sand filter repair work order is in with new company Watson's.

- Board agreed to order new pool cover and not replace community mailboxes this season to offset the expense.
- RO tennis fence repair work order in. Bottom rail will be installed and fence tied down.
- Bramhill Court resurface finished.
- One resident complained that the RO pool was colder than normal, but management assured BOD that the temperature is set to 83. The heater is very old and may break in the next year or so. BOD member suggested writing temperature on chalkboard.
- New awning for Greenwood pool installed.
- New RO furniture installed.
- GW toilet broke and repaired.
- Board approved purchase of a new automatic vacuum for RO when old vacuum broke.
- New Entrance signs almost all completed. Final 2 should be installed in next couple weeks.

### **Architectural**

- Letter sent to residents involved with the drainage project. Management waiting on confirmations from residents and then will schedule vendors for work. Management has sent Board a summary of the response and potential cost implications if any residents don't pay their share.
- 30 violation letters sent over the last month.

### **Recreation**

- Seasonal events completed. Recreation will meet in the Fall to discuss holiday event.

### **Landscaping**

- Mulch at entrances and pools completed. Town provided 50 yards of mulch. If want to mulch all circles will need to request more next year. All Seasons Landscaper recommends mulching everything every other year.
- Bramhill poison ivy sprayed and weed whacked.
- Getting quotes to remove dead trees and branches in islands and circles.

### **Real Estate**

- 9 closed, RM updated with new owners.

Motion to end meeting at 7:50pm made by Jen Rehac second by Brain Carpenter, motion carried by all.

### **Board Meeting Calendar**

Monday September 20<sup>th</sup>

Monday October 4<sup>th</sup> ANNUAL MEETING

Monday November 15<sup>th</sup>

Monday December 13<sup>th</sup>

No January Meeting