

Ransom Oaks Community Corporation Meeting Minutes

November 7, 2022

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

Brian Carpenter	P	Michelle McCormick	P	Yolanda Minichello	P
Patti Bager	P	Peggy DeGlopper	P	Chris Kausner	P
Jennifer Stewart	P	Sue Dewey	P	Logiq Management Team	P

Motion to open meeting at 6:32pm by Chris K, 2nd by Jen, carried by all.

Public forum:

3 residents in attendance.

- Discussed annual meeting.
- Suggested having condo Board members at each ROCC Board meeting. They have been contacted previously, but Board can invite again.
- Suggested page on website for resident volunteer committees and signup.

Residents stayed and listened to some of the financial review and discussion topics. Public forum closed at 7:48pm.

Motion to approve September meeting minutes by Patti, 2nd by Peg, carried by all.

New Board Positions

Brian Carpenter, President

Chris Kausner, Vice President

Peggy DeGlopper, Treasurer

Michelle McCormick, Secretary

Committees

Architectural Committee, Brian Carpenter resigned as Architectural Chairman and nominated Chris Kausner as Chairman, Chris accepted.

Recreational Committee - Jennifer Stewart, remains Chairwoman.

Financial Review (Management):

Logiq provided financial reports for September and October 2022.

- Reviewed delinquencies. Likely 3 properties will need liens. Demand letters sent. Will review at December meeting.
- Discussed closing Line of Credit with M&T b/c not using and fee for keeping the account open. **Motion** to close account by Chris, 2nd Brian, carried by all.
- Discussed 65+ discount and ways to verify age and impact on budget. Reviewed scenarios and figures, but need to collect demographic data for better understanding before decision can be made. Will use 2023 to collect info. **Motion** to consider and review options for assessment discount for residents 65+ for 2024 made by Patti, 2nd Brian, carried by all.
- Discussed reserve funds, funding plan, anticipated expenses and annual assessment.
- Discussed community mailboxes and option for special assessment to replace. Revisit and take vote on payment method if mailbox is needed next year.
- Discussed future project needs, not part of the presented operating budget including: Glen Oak playground remodel, clubhouses siding replacement, Greenwood flooring, tennis court cleaning and sealing, additional picnic tables, bench replacement at Glen Oak Playground

and Eveningwood playground, Bramhill playground sidewalk repair, Greenwood pool entry sidewalk.

- Discussed whether or not to increase assessment and what percentage.
- **Motion** to increase annual assessment to even \$430 by Sue. Vote was 4-4; motion failed.
- **Motion** to increase assessment 2% by Yolanda. Vote was 6 yes, 2 no; motion passed.
- **Motion** to approve 2023 budget by Patti, 2nd Chris K, carried by all.

New Business

- Two Landscaping bids were presented. Both include options for excluding cutting the cul-de-sacs and letting the town cut them. Board reviewed cost differences and what implications it would have on appearance in neighborhood and complaints if it weren't cut regularly.
- **Motion** to let the Town mow cul-de-sacs by Sue. Vote was 4 yes, 4 no; motion failed. Board will review proposals and revisit next meeting.
- Bill Klein submitted Board resignation letter. Three residents who expressed interest in being on the Board and have submitted nomination applications will be invited to the December meeting and the Board will determine if they will fill the position.

Discussion Topics

- Discussed Facebook page rules and code of conduct. Would like it to be a more positive online experience. Michelle and Jen will form a committee to discuss and come up with social media guidelines for the Association.
- Discussion about Town sidewalk violations. Residents can wait until the spring to replace without penalty if they share a contract with the town. Management is assisting with some vendor and town coordination and communication.
- The Ransom Oaks website is now ADA-compliant.
- Greenwood entry threshold fixed, RO pool house door frame repaired and painted, GW room painted and bathroom baseboards replaced.
- Eveningwood pool driveway needed sidewalk blocks per Town. Vendor put them in at no charge.

Motion for adjournment at 9:48pm by Brian, 2nd by Chris, carried by all.

2022 Board Meeting Schedule @ Greenwood Clubhouse 150 Greenwood, 6:30pm

December 12

No January Meeting

February 13

March 20

April 17

May 15

June 19

No July Meeting