

# Ransom Oaks Community Corporation Meeting Minutes

September 2, 2020

The Ransom Oaks Annual General Meeting of Members was held at the Glen Oak Golf Course.

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

Chris Bogdan	P	Bill Klein	A	Logiq Ventures Mgmt	P
Jenifer Rehac	P	Brian Carpenter	P	Chris Kausner	A
Patti Hill	A	Andrzej Ogiba	A		
Michelle Winters	P	Jennifer Stewart	P		

### Chris Bogdan opened the meeting and greeted members at 6:35pm.

There were 49 members present in person, via Zoom and by proxy. No quorum present. Ballots were mailed in and there was a ballot box present for in person voting.

A PowerPoint presentation was given and then there was a Question and Answer Session for members. Members were able to send in questions via email as well.

Chris Bogdan introduced the Board Members, spoke about the Association's standing committees, projects completed in 2019 and projects completed in 2020.

### Finances

Jennifer Rehac presented the current balance sheet and year to date budget. As of 8/27/2020, \$301,216.60 in checking account. Noted that August financials weren't posted yet. \$157,867.60 left on the loan. Reserve study was completed this summer. Results should be shared within the next month and will help drive financial planning decisions going in to 2021.

### Architectural

Brian Carpenter spoke about the Architecture Committee, its' functions and highlighted the most common restrictions from the Ransom Oaks Bylaws. He explained that the committee is working on a storage solution for housing garbage cans on the exterior of the home.

### Recreation

Jen Stewart shared the events that Ransom Oaks was able to host this year even while facing Covid restrictions. Expressed that she would like to plan events the rest of the year, but will have to adhere to CDC guidelines. The Greenwood pool will be open in September with limited hours. It's possible because some Lifeguards are available due to virtual school and the Clarence Swim Club is renting the facility in the month of September which will help offset the cost of utilities. Stated it may not be feasible in the future and hours are subject to change this year due to unforeseen schedule changes or other issues that may arise.

## **Question / Answer**

### **Management Read and answered questions that came in via email.**

1. Are there any drainage projects, pipe replacements planned for next year? Answered, this is a question for the town, Management will call town to find out and share any planned projects with the community.
2. Does Ransom Oaks feel they are reaching the majority of the community via email and Facebook: Answered, RO has 900 emails and there are about 600 people on Facebook. This reached a lot of the community. Additionally, mailed communications are still sent at least 4x's a year and those are sent to all 1130 homes. Also the website is now updated and that can also be used as a tool of communication
3. Are there any maintenance plans for the Glen Oak playground? That playground has at least another 3-5 years of life in it, but the mulch and liner need to be replaced b/c its all weeds. Management has already started getting quotes to replace the liner and mulch and plan to fix by 2021 season.
4. Architecture Committee question – Any plans to address Dead trees in the neighborhood? Yes, plan to partner with a tree company and proactively start working with residents to get rid of dead trees before they become a safety risk

### **Question / Comments from Live members**

1. Resident asked for help and wanted to discuss drainage on personal property that affects multiple homeowners. Board President expressed that they had followed up with this resident in the Spring asking for some background and documentation on the problem to discuss possible assistance and there was no reply. Board President and other residents spoke about how the Association is not responsible for paying for drainage issues on personal property. Resident wants assistance managing the communication and payment aspect from involved residents and is concerned that the Association needs to get involved b/c it is a problem that affects hundreds of homeowners. There was some back and forth, but it was decided that a side meeting to continue and work through this problem needs to happen b/c they couldn't resolve it tonight.
2. Resident thanked Association for summer events
3. Resident thanked Association for communication during ever changing covid times, but expressed dissatisfaction for the website taking 10 months to get up and running.
4. Resident asked about replacing Tennis net at Greenwood. Answered, by management, yes it will be replaced in 2021.
5. Resident asked about sidewalk repair income and expense and it was explained that the Association coordinated a sidewalk repair project with residents that involved collecting their payments and paying the vendor, so that account is a pass through account.
6. Resident asked how much the Clarence Swim club was renting the pool for. Answer is \$20 an hour for summer and flat rate of \$1500 for month of September.

No other questions, meeting adjourned 8:00pm