

## RHHA Monthly Board Meeting Minutes-August 14, 2024

### Attendance:

Betsy Geary - President  
Jeanne Agate - Vice president  
Laurie Kesick - Treasurer  
Bonni Rosen - Secretary  
Chris Waterous - Board Member: Architecture and Grounds Committee Chair  
Bob Brakman - Board Member: Infrastructure Committee Chair  
Ram Pal - Board Member  
Maureen Kenny- Finance committee member

-Meeting called to order by Betsy Geary at 6 PM

### **- introduction of New Associa New York property manager, Delores DiRe**

Delores reported that 2 payments from homeowners were missing and that she was trying to resolve the problem. She mentioned that 3 contractors are being considered for the deck repair and that it would be best to use someone who has worked with Associa before. Also, there will be a Town Square training for board members on August 22 so that we can better use Town Square for communication and accessing documents.

A discussion ensued about some homeowners who took it upon themselves to tell insecticide sprayers not to spray the lawn near their house. However, it is the HOA's responsibility to protect the entire property and so individual homeowners are not allowed to give direction to any of the vendors. It was suggested that regulations and information be posted on Town Square with NYS regulations and a list of chemicals used, and to let everyone know that the entire property must be sprayed. Another homeowner requested that we use less toxic chemicals to protect the health of humans, pets and the environment. Research on this will be further discussed at a later date.

There was also a discussion about the proper procedure for reporting problems and requesting repairs and that this procedure should be clearly communicated to homeowners. The discussion was tabled for after Town Square training.

### **-Motions**

Laurie made a motion to approve the minutes from the board meeting of August 4<sup>th</sup>. Jeanne seconded it, and there was unanimous approval.

Jeanne made a motion to change the structure and amount of the new membership fee to a flat rate of \$1500 rather than the previously approved amount of \$1,245 . Laurie seconded it, and after some discussion it was unanimously approved.

Laurie made a motion to give permission to open new accounts on behalf of Rondout Harbor Homeowners Association with the signatories being the president (Betsy Geary), the vice president (Jeanne Agate) and the treasurer (Laurie Kesick). The goal is to identify accounts with the best terms. Bonni seconded it and it was unanimously approved.