

RHHA Annual Meeting Minutes April 23, 2025

1.

Attendees

- Betsy Geary, President
- Jeanne Agate, Vice President
- Laurie Kesick, Treasurer
- Bob Brakman, Board Member, Infrastructure Committee
- Chris Waterous, Board Member, Architecture and Grounds Committee
- Frank Johnson, Associa Community Manager

Welcome and The Year in Review

Betsy Geary opening the meeting at 7:00 PM and presented the following:

1. Description of her transition to the role of Board President and interim President for Patty Glennan and “thank you” to Patty for her service on the Board of Directors,
2. Description of the transition from Property Management organizations UHY to Associa with a “promise to try to make things right for individual homeowners and the RHHA community.” and acknowledged the “hurdles” during the transition.
3. Stated that a formal audit of RHHA books by Grady, CPA of Rhinebeck has been requested but not yet completed. This is the first audit of RHHA finances and Board thought it was important because of the transition in accounting firms from UHY to Associa.
4. Pointed out the work that was done on deck repairs and drainage in Section 1 due to past flooding.
5. Recognized the service of the current board members with special thanks to Ram Pal and Laurie Kesick who will not be on the 2025-2026 board.
6. Recognized volunteers: Barbara Ethan, Renata Corcoran, shrub analysis and nomination committee, and pool volunteers: Teresa Kocsis, Antonio and Jeannie Furlan,

RHHA Annual Meeting Minutes April 23, 2025

Bob and Pat Brakman, Jim and Patti Glennan, Nikki and Zaza Tchitanava, Maureen Kenney, Kimm Sun, and Ben Holm. Special recognition and remembrance of Ellen Listort.

7. Requested Pool Season volunteers for pool water testing requirements. Volunteers are needed on Friday, Saturday and Sunday time slots. Five more volunteers are needed to support the schedule.

Approval of 2024 Annual Meeting Minutes

Jeanne Agate made a motion to approve the 2024 Annual Meeting Minutes. Chris Waterous seconded it and there was unanimous approval.

RHHA Board of Directors 2025-2026 Results

Jeanne Agage reported the results of the ballot and commended participation in the process.

She then announced the newly elected new Board members and their roles:

- Betsy Geary, President
- Jeanne Agate, Vice President
- Antonio Furlan, Treasurer
- Howard Hochheiser, Board Member, EV Charging Stations Committee Chair

Treasurer's Report and 2025-2026 Budget

Using a PowerPoint presentation and detailed handout, Laurie Kesick presented the April 1, 2025 through March 31, 2026, Budget and Budget Footnotes. Laurie Kesick explained the need to raise the Common Charge from \$415 to \$425 per month to meet the increased costs and need for reserve funding.

Associa Property Management Report

Using a handout provided to community members, Frank Johnson, Associa Rondout Harbor Community Manager, briefly explained options for how homeowners can make monthly fee payments online. The following discussions ensued:

RHHA Annual Meeting Minutes April 23, 2025

1. Community members expressed confusion about what specific address is needed to pay by check as it appears that many homeowners were given three different addresses (Fishkill NY, Texas, Arizona) for payment. This confusion has resulted in late payments, late fees and frustrated homeowners. Frank Johnson stated that the Texas address is the correct address.
2. There were several questions by homeowners regarding the Associa payment coupons and whether or not they will receive new coupon books reflecting the new common fee of \$425 and the correct Texas address. Frank Johnson stated that new coupon books will get delivered in approximately 2 - 3 weeks.
3. Frank Johnson provided a telephone number for NY Support, an AssociaNY service providing support for closings on home sales. The number is 845-473-3711.
 - a. Betsy Geary mentioned the importance of contacting the above NY Support for services during real estate transactions. Betsy stated that Associa must be involved in real estate transactions as lawyers for some previously sold homes did not follow correct procedures.
4. A community member mentioned that the Associa telephone call appears as a SPAM number on her telephone. To resolve this, it was suggested she add the Associa number to her telephone contacts.

Looking Forward: Projects Planned for 2025-2026

Betsy Geary summarized various Capital Improvement Projects and Expenses. Bob Brakman

provided additional information and expertise:

1. Immediate Project Section 1 - Seal the lot and remark parking spaces starting the week of April 28th (weather permitting) Work will be done in halves (Units 1 -14, then Units 15 - 28) - a notice was distributed describing the process for three days. Homeowners will need to movecars during sealing and remarking.
2. Repair of Decks Section 3B Units 75-86

RHHA Annual Meeting Minutes April 23, 2025

- a. The work schedule will be based on a range of need from cosmetic needs to more structural requirements.
 - b. The board is in the process of getting bids and accepting bids. Homeowners will be notified of the schedule.
3. Parking Lot for Section 3
- a. Work will be scheduled for patching, crack filling, sealing and marking.

Community Discussion Points

Community Members expressed the following concerns and questions:

- 1. A deck was not power washed when the resident expected it to be.
 - a. Betsy clarified that the decks in Section 3A were done last summer (2024). Betsy Geary then explained how project decisions are made and how projects are scheduled. She emphasized that the schedule got off track due to special circumstances but they are now on track.
- 2. Betsy stated that decks are stained approximately every three years.
- 3. Per section 1 sealing and marking project, a resident expressed the desire to get as much notice as possible for project work being scheduled. Bob Brakman agreed to provide as much notice as possible and explained that the factory for sealing material just recently opened for the season.

A resident asked about finding parking for cars during the scheduled repairs. Bob Brakman suggested asking neighbors and moving to any available areas.

- 4. Per recent deck painting in Section 3 A:
 - a. Residents expressed that the paint is peeling on some decks painted in 2024. Betsy Geary stated that the decks with the peeling paint will be visited by Sherman Williams representative and board members to review the situation and determine the cause of the problem.

RHHA Annual Meeting Minutes April 23, 2025

Motion to add Antonio Furlan as Signatory

Jeanne Agate made a motion to add Antonio Furlan, Rondout Harbor Homeowners Association Board Member and Treasurer, as Signatory to Mid-Hudson Valley Credit Union and Rondout Savings Bank effective immediately. Chris Waterous, Board Member, seconded the motion and there was unanimous approval.

Electric Vehicle (EV) Charging Stations

Howard Hochheiser was introduced as Committee Chair and presented the following:

1. Discussed NYS mandates for allowing EV charging stations at townhomes, condos, apartments, etc.
2. Community members expressed concerns about safety of existing charging stations such as tripping hazards and location. Howard mentioned that the committee will identify the best and safest options while meeting the NYS mandates.
3. Howard expressed his interest in researching the best options for Rondout Harbor and creating a committee of interested residents. Two community members expressed interest in participating in the committee. Howard will follow up on next action steps.
4. Howard stated a letter will go out to homeowners who have existing EV charging stations requesting specific documents, insurance requirements and an invite to be on the committee.

Additional Community Questions/Concerns

1. A community member asked if realtor “Open Houses” are allowed. Betsy Geary stated that Open Houses are allowed per the Bylaws.
2. A community member mentioned that the dumpster fence in Section 1 is wobbly. Betsy Geary said that the board is aware of the issue and said the fence will be repaired.
3. A community member noted that dog urination may kill some types of grass but certain grasses do not die from dog urination. Betsy suggested residents use TownSquare Forum to discuss specific issues and questions with other community members. She stated that the Forum section is not where complaints or maintenance requests should

RHHA Annual Meeting Minutes April 23, 2025

be posted as it is an open forum.

4. A community member asked if the 5-year analysis is taking place to which Betsy Geary replied that the current reserve study is going to get sent to a new engineering group and a new reserve study will be requested.

The meeting adjourned at 8:10.

PREPARED BY CATHERINE FLYNN HOCHHEISER