

RHHA Monthly Board Meeting Minutes February 26, 2025

Attendance

- Betsy Geary, President
- Jeanne Agate, Vice President
- Laurie Kesick, Treasurer
- Bob Brakman, Board Member, Infrastructure Committee
- Chris Waterous, Board Member, Architecture and Grounds
- Catherine Flynn Hochheiser, Community Member, Meeting Notes
- Howard Hochheiser, Community Member, EV Planning

Meeting called to order at 6:00 PM by Betsy Geary

Betsy Geary recognized a moment of silence for recently deceased homeowners.

Secretary's Report

Jeannie Agate read the Meeting Minutes of January 29, 2025.

Jeannie Agate made a motion to approve the minutes. Chris Waterous seconded it and there was unanimous approval.

Community Concerns

Attendees:

Ross and Angie Singer

Deborah Kliman

Angie Singer mentioned the following:

- Acknowledged the new dumpsters and fencing in Section 3.
- Noted that there is garbage left under dumpsters and wanted to know who is responsible for cleaning up the garbage.
- Betsy Geary responded that residents can take responsibility for keeping the area clean but residents are not responsible for garbage left under dumpsters. Betsy will write a TownSquare maintenance note to identify who is responsible for dumpster cleanup.
- Angie also discussed her HOA late notice and stated she hand delivered the December and January 2024 HOA checks but they were not noted in the system. Angie has written a letter and has copies of paid checks.
- ***Frank Johnson from Associa will review the situation and get back to Angie and Ross Singer.***
- Angie mentioned a request to park in front of the pool house which Betsy acknowledged was approved.

Deborah Kliman -Resident #6

- Thanked the board for helping rectify the snow piled up in front of her home. • Asked if Section 1 is getting the parking lot done. Betsy replied affirmative.
- Identified several issues with property maintenance:
- Walkway into her #6 unit appears to be crumbling and the sidewalk shows signs of sinking.

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- Wood board on the side of the home and deck privacy wall are showing a lot of wood rot and woodpecker damage.
- Betsy stated the HOA is trying to get on top of the problem at individual units with spraying and blocking the woodpecker holes but acknowledged the solution is not working. Additional solutions need to be pursued.

Treasurer's Report

- Laurie Kesick had finance meeting and reported:
- Updated financials received and were able to complete all GL codes to break down projects and see spending per project.
- annual financials were not sent out because they were not "technically" approved. They will be sent out when approved.
- Betsy asked if the financials can be received one week before the Board Meeting. Betsy also expressed concern that the Board has not received financials for three months.
- Laurie stated that now that the GL accounts have been addressed, the financials should be forwarded to the Board for review in a timely manner before Board meetings.
- Laurie mentioned that the financial reports are available on TownSquare.
- Laurie reported the status of Reserve Funds:
 - Mid-Hudson HV Credit Union
 - Checking Account balance: \$48,684.40
 - Savings Acct. Balance: \$464.93
 - 3 - 9 month CDs maturing in May \$25, 628, \$89,739, \$89,779 Need to discuss what to do when matured.
 - Rondout Savings Bank
 - 8 month CD- \$30K
 - 15 month CD-\$30K
- Laurie mentioned the Annual Audit is in process.
- Laurie mentioned there's a draft of the 2015-2026 budget and it will need to be finalized by mid-March 2025.

Betsy initiated a budget discussion of following maintenance issues:

- Bob Brakman estimated the patching and filling cracks (Asphalt project) in Section 3 is approximately \$30K and additional funds (approx. 10K) needed for marking.
- Bob suggested the asphalt work get completed in 2025 otherwise it gets worse and more expensive.
- **Bob stated he will put together a proposal and get actual estimates.** • Bob identified early August to complete the asphalt project as he will be away August 15-30, 2025.
- Betsy mentioned that the Board will need to discuss a HOA fee increase as part of the budget process.

Project Approvals

- Betsy acknowledged the Board approved the stove ventilation for unit 13.

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Light Pole Discussion:

- Frank Johnson noted that all the lighting poles are rotting and a lamp fell @ Unit 59. Frank reported the vendor is responsible for fixing the broken pole but noted that the same fixture is not available.
- ***After discussion about how to address the complex problem of the lighting poles and the best way to replace them, Frank Johnson stated he will request pricing from a vendor.***

EV Station and EV Strategy Discussion:

- Frank Johnson mentioned that three residents have individual EV charging stations that may or may not meet local rules and regulations, including any required permits and inspections.
- It was noted that there are risks associated with the “haphazard” way the individual EV charging stations were installed. It was agreed that guidelines and policies will need to be developed for future EV installations but to mitigate the current risk associated with the existing charging stations, an assessment will be made to make sure the residents with EV charging stations have the correct permits and inspections.
- ***Cathy Hochheiser agreed to draft a letter to the residents with the existing EV charging stations to request their permits and inspections.***
- Howard Hochheiser suggested developing EV Charging Station Installation guidelines identifying how/if the current EV Charging stations can be “grandfathered” into the HOA guidelines, policies and procedures.
- Frank Johnson discussed possible installation of a public charging station on RHHA property. He mentioned that the Hudson Valley has the highest EV charging station rebates in the country and will continue looking into the feasibility of installing a public Charging station on the property.

Response to Resident Issues on TownSquare

Betsy asked how well the resident issues have been addressed.

- Frank Johnson mentioned he “closed” some issues and suggested looking at the comments.
 - The board received a complaint from the community about the tree planting along the fence line and requested resolution of the issue. Board discussion followed.
 - ***Betsy will review the existing files to assess the situation.***
 - Betsy discussed the formal resignation letter received from Bonnie XXX. It was agreed that Bonnie raised a complaint in her letter that the Board may be implementing a “selective enforcement of rules” by asking her to remove her ‘political” window sign but not asking other residents to adhere to other rules such as excessive lawn ornaments. Bob Brakman emphasized that the Board should take the letter as a formal complaint.

Nominating Committee for Board of Directors

- It was noted that Rinata Corcoran agreed to become the Chair of the Nomination Committee. Rinata has reached out to interested residents.

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Howard Hochheiser will run for the Board.

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Antonia Furlan Unit #77 will run for the Board

- Bob Brakman, Laurie Kesick, and Chris Waterous are remaining on the Board.

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- Betsy Geary and Jeannie Agate will run for the Board.
- The plan is to get the ballots ready for early April.

Update on Insurance

- Betsy stated that the Board has not heard from the woman who allegedly fell on the property.
 - Re the Fair Housing Complaint, the Board is waiting for NYS to contact RH.
 - The RH insurance policy is up for renewal in May.
 - ***Betsy will contact the insurance Company.***

Annual Meeting

- It was agreed that the Annual meeting will be held on Wednesday, April 23, 2025 from 7:00 PM - 8:00 PM at Esopus Town Hall. (or maybe the Esopus Library if AV is not available at the Town Hall)
 - ***Jeannie Agate will contact the Esopus Town Hall.***
- It was noted that a formal presentation of the 2025-2026 Budget should be prepared for the Annual Meeting with highlights of expenses and capital improvements. If HOA fees are raised the presentation should help residents understand maintenance problems and how much of the budget goes to general maintenance.

The meeting was adjourned at 7:30 PM.