

RHHA Monthly Board Meeting Minutes May 2025

Attendance

- Betsy Geary, President
- Jeanne Agate, Vice-President
- Antonio Furman, Treasurer
- Bob Brakman, Board Member, Infrastructure Committee
- Chris Waterous, Board Member, Architecture and Grounds
- Howard Hochheiser, Board Member, EV Planning
- Frank Johnson, Associa NY
- Catherine Flynn Hochheiser, Community Member/Secretary, Meeting Minutes
- Lisa Hanson, Finance Committee
- Maureen Kenney, Finance Committee

Meeting called to order at 4:30 PM by Betsy Geary

Overview of CAU Insurance Policies per Renewal on May 22, 2025

Mr. Christopher Gynaviski from Community Association Insurance (CAU) Insurance provided a comprehensive overview and explanation of the RHHA property and liability insurance policies. Betsy Geary requested that she become the primary contact for communications, etc.

Questions from the Board:

Does the policy cover the pool? (Yes, the pool is covered by property and liability insurance.)

Is the “pool committee” recognized as part of D&O Liability? (Officially recognized committees in the governing documents are covered.)

What is the best way to advise homeowners about personal insurance they may need? (CAU provides a “fact sheet” that explains what the association is covering. The “fact sheet” is distributed at the time of renewal. Betsy Geary will receive the “fact sheet” after the policy is renewed.)

Are EV Chargers covered? (CAU sees no issue with EV Charger installations provided they meet all licensing and insurance requirements of contractors. The association is covered in the policy for and “slip and fall” liabilities for chargers placed in common areas. Homeowners should have personal insurance.)

Note: Betsy Geary will talk to the association attorneys about the feasibility of transferring liability to homeowners.

RHHA Monthly Board Meeting Minutes May 2025

Transfer of Treasurer's Role to Antonio Furlon from Laurie Kesick

Bob Brakman made a motion effective June 1, 2025 to remove Laurie Kesick, RHHA Treasurer, from account signatory at Mid-Hudson Valley Credit Union and Rondout Saving Bank and approve Antonio Furlon, RHHA Treasurer, account signatory at Mid-Hudson Valley Credit Union and Rondout Savings Bank.

Jeanne Agate seconded the motion and there was unanimous approval.

The Board is looking to find the best CD rates as the CDs become due soon. Howard Hochheiser suggested "laddering" the CDs so they do not become due at the same time.

Proposed EV Charging Stations Policy

Howard Hochheiser developed a comprehensive written policy and documents for EV charging stations which was distributed to the board for review. Howard mentioned the formation of an EV Committee to gain input and suggestions. Betsy Geary will send the draft policy for legal review.

Howard mentioned that a letter has been prepared for residents who have existing EV chargers which were installed before written policies.

There was a discussion about how to address existing chargers on property that are no longer being utilized. This will need further discussion as to any action steps such as removal or "capping" the unit.

Update on RFQ's for asphalt (section 3) and decks (section 3B) and review of completed Section 1

Bob Brakman provided updates:

The bids for asphalt are due today, May 13, 2025. Few bids were received to date. The bid from Everline (Josh) was received but "asphalt removal and replace" was left out of the bid as Everline does not have the capacity to do that type of work. It was recommended that we resend out the RFQ's and give more time for the contract period.

It was noted that Section 3 needs "spot patching" as potholes are open again in front of Units 43 and 44.

Tree Removal

An acceptable tree services quote was received from Limber Tree Services for \$1325. Antonio Furlan made a motion to accept the quote from Limber Tree Services to remove the tree(s) between Units 80 and 81. Jeanne Agate seconded the motion and there was unanimous approval.

Need for Fencing on Top of Hillside Opposite Units 35 through 38

RHHA Monthly Board Meeting Minutes May 2025

Betsy Geary showed the board the steep hill opposite Units 35 – 38 and recommended installing fencing along the ridge. The Board agreed that fencing should get installed.

Homeowner's Concerns

Jeanne Agate discussed leaking issues in Section 1. Two homeowners reported leaks. It was determined by a plumbing contractor that the leaks stem from the venting pipe on the roof. One homeowner is moving forward with suggested repairs to the venting pipe while the other homeowner disagrees with the contractor's assessment and refuses to move forward with repairs. This homeowner insists the leak stems from the "roof boot" and not the venting pipe. The Board will attempt to address this issue with the homeowner.

Jeanne Agate reported that there are gullies in Section 1 that collect water during rain. Bob Brakman suggested the area around the gullies get built up.

Howard Hochheiser, Unit 1, is requesting approval of installation of Mini splits and an EV charging station. He had submitted required paperwork to Chris Waterous. Chris Waterous will review documents and forward to Betsy Geary. Approval is pending. It was noted that since Unit 1 is an end unit, the installed visible unit will need to visually obscure the unit with proper landscaping plants and/or shrubs. Fencing is not acceptable.

AssociaNY Performance Review

The Board had a lengthily discussion regarding AssociaNY's/Associa's performance issues. Performance issues include the following:

1. Lack of Responsiveness and Communication– Associa does not respond to repeated requests for vital information even when escalated to AssociaNY senior management.
 - a. Treasurer Laurie Kesick has asked for financials since January, and after escalating to senior management, they were received in May.
 - b. Requests for vendors paid and reimbursements information has been ignored.
 - c. An audit process was started by Laurie in January 2025 and was told by Associa that their vendor (RMI) was not providing information to Associa. This is an unacceptable excuse.
 - d. It was noted that repeated calls and emails to Associa for information are not answered.
2. Associa NY did not pay RHHA bill on time.
 - a. trash contractors were not paid in timely manner
 - b. property tax bill was not paid
3. Mistakes on accounts and finances, such as Betsy noted an error on her reimbursement check.