**Rosenmiller Woods Condominium Association**

**Board Meeting September 16, 2021**

**Minutes**

The meeting was called to order at 3:00 PM by President Kelley. The meeting was held via video through Zoom. All board members were present except Dr. Fazio; Mr. Bross was excused. The minutes of the May 20, 2021 Board Meeting were accepted upon motion made by Mr. Englert and seconded by Mr. Kennedy.

**Treasurer’s Report – Mr. Umland for Mr. Bross**

* The Finance Committee met on 9/9 and reviewed results to date. Our expenses are over budget, and we are projecting a budget shortfall of $48,000. This is due to the overage for snow removal, tree removal being $12,000 over budget, gutter repairs/replacements and the strategic reserve study of $3300.
* The Finance Committee recommended to the Board that we approve the 2022 budget as presented by Sherman along with a $750/unit/month assessment. Snow removal was increased from $15,000 to $25,000, tree removal from $10,000 to $25,000, utilities are up slightly, landscaping and trash removal are flat due to multi-year contracts and roof repairs was reduced by $3000. This was discussed and reviewed, but the budget is conservative. Upon a motion by Mr. Umland and seconded by Mr. Miller the budget and monthly assessment was approved unanimously.
* The Finance Committee recommended to the Board that a special assessment in the amount of $6,000 per unit be approved to cover shortfalls in operating expenses, to repay reserves, to pay for stone wall repairs, catch up our reserves from the last Strategic Reserve study and to cover the budget shortfall. This will leave us with an unallocated amount of just over $16,000 which we can hold in the event we have a bad winter or find we have other unanticipated operating expenses. After discussion, Mr. Miller moved that we proceed with an assessment of $6,000 and that was seconded by Mrs. Shahidi. A letter will be mailed to unit owners within the next 4 business days explaining the assessment. Upon further discussion, it was moved by Mr. Kennedy and seconded by Mr. Englert that the special assessment (not needing to go to the full membership for approval based on the Bylaws) be due in a single payment by 10/31 or, if there is a need in two payments. The first payment would be $3000 due by 10/31 and a second payment of $3500 due by 11/30. That motion passed unanimously.

**Nominating Committee – Mr. Kennedy**

* Mr. Kennedy reported that Mr. Bross, Dr. Fazio and Mr. Umland have terms expiring at the end of 2021. All have expressed interest in renewing.
* Mr. Kennedy made a motion to renew those members for an additional 3-year term. Mr. Miller seconded the motion and it carried unanimously.

**Social Committee – Mrs. Leedy**

* The Social Committee was ready to restart wine and cheese parties, but given the surge in Corona Virus again, the committee has decided to delay that for a while longer. The board agreed.
* The summer picnic was held at the beginning of August and it was very successful. Last year, 25 guests attended. This year that increased to 43. The cost was $2767 vs. $1715 last year, a proportionate increase given the increase in attendees and still less than the cost of the picnic under the tent three years ago by $616.

**Building & Grounds - Mr. Umland**

* After the significant storm damage and cleanup, our grounds are looking great again. The total cost of the storm clean-up will be in excess of $25,000.
* All roofs with the exception of the back roof of the Bross’ unit and part of Wickey’s unit are new and installed after 2011. We should only have minor repairs going forward (until the re-roofing needs to be done again).
* The committee has approved landscaping modifications at 2011 Rosewood to remediate water getting into the basement. The owner will pay for all modifications/changes other than the front regrading of beds and risers for the front window wells. At 2000 Rosewood, the committee approved landscaping modifications to the side beds and the installation of a generator. And at 2055 Rosewood, rear landscaping will be enhanced at the owner’s expense.

**RFHOA Update – Mr. Umland**

* The storm did damage to the RFHOA property. Many trees went down, the trail washed out in spots, the emergency road is now full of ruts and will need to be repaired and there was some significant damage to the fences in various areas. All is being repaired and new fence posts have been ordered.
* The Farms & Natural Lands Trust approved the completion of soccer field(s) in the easternmost meadows after the plans were revised at our request. The fields will be moved farther west and north to be farther away from the adjacent properties on Carriage and Chestnut to ensure proper water and erosion control and to minimize the disruption of views from the homes.

**Managing Agent’s Report – Mrs. Dwyer**

* Nothing else to report.

**Old Business**

* An update to our Reserve Study was completed and sent to the Board. The cost was $3300. It will be posted on the website. With the increase in reserves included in the special assessment and monthly fees and given the useful life of our assets, our reserves should be sufficient beyond 2040, barring unforeseen problems. The study did not include reserves for water lines, storm sewers and sanitary sewers.
* Gutter replacements need to be undertaken fairly soon for certain units where we know we already have issues and for certain units where the gutters are simply not large enough to handle all of the rain given the roof slope and length of run. We will set up a meeting with Jackson to walk around and see what we need to do.
* At the December meeting we agreed to conduct a study of problem gutters on certain

**New Business**

* We discussed the possibility of eliminating the Paint Reserve and refunding what money there is to the owners. That would require a Bylaws change to be approved at the Annual Meeting. Given the time we have before the Annual Meeting, we will take that up in 2022 and consider it for the Annual Meeting in 2022.

Being no other business, the meeting was adjourned by President Kelley at 4:05 pm upon a

motion made by Mr. Englert and seconded by Mr. Miller.

Respectfully submitted,

Wayne Umland, Secretary

**THE ANNUAL MEETING IS NOVEMBER 17, 2021 at 7pm at The Country Club of York.**

**THE NEXT BOARD MEETING IS December 16, 2021 at 3pm.**