

Reynolds Hills Board Meeting, August 14, 2010 (revised)

Present: Elsa Blum, Jo-Anne Chasnow, Irwin Gladstone, Lisa Gutkin (presiding), Barbara Jacobs, Hope Morris, Adam Rosenberg, Noah Slutsky, Carl Schnedeker (recording). VP Nancy Vann, Joyce West, absent.

Meeting called to order at 9:37 a.m.

Approve Minutes

Minutes of July 11, 2010 Meeting approved

Treasurer's Report

Noah Slutsky: Total amount in all accounts: \$208,725

Amount spent, to date (11/1/09-08/13/10) this fiscal year: \$203,115

Since our last meeting (07/11/10) we have spent: \$17,500

Congratulations extended as to implementation of Fiscal Year ending 10/31/2010

Discussion of Budget Prep for FY 11/01/2010 – 10/31/2011

Financial Secretary's Report

Hope Morris: Maintenance collections in good shape. \$320,381 in but \$9k still due from Bill Glassman #18; he has renewed his agreement for payment terms; Marcy Joseph #?? Still due \$5,812 pending sale of her cottage. Going forward, Maintenance Bills are to include specific Due Dates before Late Fees are charged (June 1st); Bills to be provided via E-Mail or USPS First Class as desired by Members.

Grounds Committee Report

- Discussion re #60 Hickerson replacement of pipe: RH to pay for dig/pipe \$1200+/-, issue of surface work \$900+/- to be determined
- Lamb #?? / Kalesnikov(sic) ?? cleanouts planned
- Tree Work requests due by Labor Day for work over winter
- Roof cleaning needed for Mailroom also Main (Caretakers) House: estimated cost \$2k+; to be discussed next Board Meeting
- Landscaping projects
- Septic issue at Kistler #14 resolved; reminder that Andy Blan #1 is Septic Committee lead
- request by Ling/Cohan #8, to assume #11 Evans parking space: Denied
- Telephone Pole work in vicinity of #19 to be completed before next rain OK'ed
- Request made and approved for #61 Chasnow to immediately build retaining wall to stop further erosion of yard

Electric Committee Report

Ellen Gelber, Chair

Irwin Gladstone, for Committee recommends Main Service box upgrade from \$500 quickie fix to \$9-10k complete replacement/weatherization of boxes and wiring bringing us up to County code.

Also recommended re-vamp of Transformer Box by #18/#22; best estimates for all Electric work = \$7k + \$1100 structural work. Overhead wiring deemed OK by visiting Electricians

Other repairs especially to utility poles recommended after walk-thru and pending Membership approval

Recommendations: approve F.A. Burchetta to be electrical contractor, alongside A.C. Forenz to do carpentry

Vote to authorize Electrics spending to \$12k approved

Main Road Report

Discussion re Louis/Self Storage request that RH share of road re-paving costs go from previously authorized \$35k to \$45k. Consideration of this to be contingent on negotiation of issues of code/easement/usage/tree planting. Proposed meeting w/Louis within this Board Meeting postponed.

Tax Review – Appraiser Visit

Watkins, Esq. + surveyor Paul Ritzcovan coming 10am Wednesday 08/18 to do community walk-around (estimated cost \$1500+/-). They are aware of our September 20 deadline for determining if Tax Review action is worth pursuing.

Leviatin House

Should RH contest Town ruling that structure is stable/habitable ? Shall the Board explore independent appraisal and/or repossession ? Pending legal consultation; Board approves up to \$2500 for this.

Cottage Committee Report Elsa Blum to report to Membership.

Meeting adjourned 10:58 a.m.