

DRAFT

RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.
2023 Annual Membership Meeting
MINUTES
10/02/2023
City Hall – Courtroom
200 Niagara Street, Tonawanda, NY 14150

1. The meeting was called to order at 6:05 p.m. – President Hathaway advised all in attendance as to the location of exit doors and bathrooms.
2. Motion to Approve the 2023 Annual Meeting Agenda – a motion was made by Unit 212 owner, seconded by Unit 208 owner. All approved and carried by all.
3. Introductions – President Jerry Hathaway introduced fellow Board member Anne Duggan (Secretary), as well as Management Representative Joe Urbanczyk of Fairwood Management. In addition, he announced the sad news that Peter Schifferli (Unit 228), who joined our Board of Directors in 2022, passed away in late September. Peter was of tremendous assistance to the Board and the HOA throughout our deck replacement project, and provided us with substantial guidance and direction. Condolences were passed along to his son, Michael, who was in attendance. Bill Strassburg, Unit 264, was appointed by the Board to fill out the remainder of Peter’s term (2 years). President Hathaway welcomed him to the Board.
4. Roll Call of General Membership – A motion was made by Anne Duggan to dispense with roll call and allow the sign-in sheet to serve as roll call. The motion was seconded by Unit 212 owner and carried by all.
5. Certification of Quorum – Secretary Anne Duggan certified with Joe Urbanczyk that quorum requirements were met by 26 members being present.
6. Proof of Meeting Notice and Reading of Annual 2022 Meeting Minutes – Joe Urbanczyk verified that a copy of the meeting notice dated September 14, 2023, was mailed to all owners of record as of that date, and asked all who received their copy to raise their hand. All members in attendance raised their hand. Unit 32 owner made a motion to dispense with the reading of the minutes and approve as presented. Unit 161 owner seconded, and motion carried by all.
7. Report of Officers:
 - a) President’s Report –

- President Hathaway asked Joe Urbanczyk to present the final summary on the deck replacement project. He reported the following:
 - o 33 unit owners paid for their decks up front and in full
 - o 31 unit owners opted to pay for their decks over a ten-year term
 - o A loan was taken out from the Bank of Holland for \$322,590 with an interest rate of 7.25% (we have option to re-negotiate after 5 years if rates go down).
 - o 55 decks were resurfaced at \$10,143/ea, \$555,865 total
 - o 7 decks were brand new at \$13,660/ea, \$95,620 total
 - o Total project cost of \$698,167, \$44,682 of \$60,000 contingency used. \$15,318 remainder to be put toward roofing account.
 - o Project was almost exactly on budget.
 - o The \$4 per unit per month that has previously been allocated for deck maintenance will be kept in the deck maintenance account to cover the cost of power washing every 5 years.
 - o Joe Urbanczyk indicated that if anyone had specific question about their deck he would be staying after the meeting to address those individually.
 - o President Hathaway thanked the members of the deck committee for their year of hard work and research into materials, cost, design and contractors.
- President Hathaway asked Joe Urbanczyk to also report a summary of our financials. Reported was:
 - o Cash on Hand - \$405,384
 - o Total Assets - \$408,157
 - o Reserves - \$340,000
 - o President Hathaway indicated that there will be NO increase in dues at this time.
- President Hathaway reported the following:
 - o New roof project – will be starting in 3 years +/-, and will be a staggered replacement. As we have been allocating funds to the roof account over the last 2 years, we are on a good track for the project financially, and it is anticipated that no additional monies will be needed.
 - o Status of CDs – President Hathaway renegotiated the rates for our two Northwest Bank CDs. \$41,952.81 is now in a 12-month CD at 4.35%, and \$62,073.93 is in a 9-month CD at 4.5%.
 - o Miscellaneous projects –
 - all driveways were sealed over the summer.
 - Gutter cleaning is scheduled for the 2nd week of November but is dependent upon the leaves; will be monitored and adjusted if necessary.
 - Concrete leveling work will be completed the week of 10/9/23
 - o Joe Niccola (landscaper) met all of his deadlines as assigned by the Board in the Spring of this year, and we are very pleased with his work to date.

- Reminders were issued regarding the following:
 - an Architectural Approval request must be submitted prior to any change/addition to the exterior of the unit, i.e., windows, doors, garage doors, etc. Submit request to Joe Urbanczyk (Fairwood). Most requests can be turned around within 24 hours.
 - no signage of any kind is to be placed on the premises. This includes, but is not limited to, signage of any kind in the garden beds, front or back, or vendor signage (unless vendor is on site working). We all want to support our sports teams; as such, small garden flags/garden banners ONLY may be placed in the garden beds (one each in front and back); flags on deck poles are also permitted. No political signs or flags are permitted.
 - Nothing whatsoever is to be placed on the new deck railings, including lighting, planters, lanterns, etc. Please utilize the awning poles for any décor.
 - No hanging baskets are allowed to be hung from the light fixtures. A small holiday wreath is permissible but nothing heavier.
 - All holiday décor must be taken down no later than 2 weeks after the specific holiday. Inflatables are not permitted.
 - The Board asks that you please respect these requests; keep décor simple and clean on the exterior areas of your porch, deck and garden beds.

8. Election of Board Members:

- There is one Board position up for election, that of Board President. Jerry Hathaway submitted his nomination form; no others were received by mail. Joe Urbanczyk asked for additional nominations from the floor. There being none, a motion was made by Unit 212 owner to close the nominations and cast one ballot for the slate. The motion was seconded by Unit 16 owner and carried by all. The new Board is Jerry Hathaway, Anne Duggan and Bill Strassburg.

9. Q&A –

- Unit 24 – owner stated that he was disappointed in the Board’s denial of his request to up-trim 4 pine trees located between Building 1 and Building 2. (Background note: a request was made in writing by 3 unit owners in Building 1 to up-trim the trees 8-10 feet because they felt it would a) increase their views to the water and, b) discourage the attraction of vermin/wildlife. Citing aesthetics, the impact on privacy to multiple owners in both buildings, and little to no effect on wildlife in the area given our location on the water, the Board denied the request.). Unit owner. Stated that he could not see any residents in Building 2 having concerns with the trimming, and that privacy should not be an issue because of River Edge’s location on the bike path. He

also stated that he felt it unfair that a 3-person Board makes these decisions and recommended the creation of an architectural committee. Joe Urbanczyk noted many previous attempts to form committees met with no interest, that such a committee would make recommendations only, and that any final decision would be up to the Board. He stated that the Board consulted with its legal counsel as to the decision-making process regarding landscaping. A section from the HOA by-laws, provided by legal counsel, was read to the attendees indicating same. Unit owner asked that the Board reconsider its decision.

- Unit 20 – Owner spoke in support of Unit 24’s request to up-trim the trees. She spoke of concern regarding lack of disclosure about consult with legal counsel and that they should have the right to share their opinion with the HOA’s legal counsel as well. Unit owner also stated that she felt the trees were a safety concern, saying that they potentially block any activity that might be going on behind them. Unit owner is also seeking reconsideration of the decision. Owner also questioned the health of the trees. Joe Urbanczyk indicated that two separate arborists inspected the trees and deemed them healthy; one is recovering from some type of pest but is otherwise healthy. Tree roots are healthy and stable. The Board has documentation to attest to the assessment.

In the interest of time, President Hathaway suggested that the affected/involved unit owners meet with the Board at their next meeting on 11/6/23 so that the Board can hear their concerns and discuss the matter in more depth. Note that the date and/or time may be adjusted so that all parties can meet.

- Unit owner (?) asked if there was any update on a potential group pricing with FIOS or Direct TV. Joe Urbanczyk indicated that there is no update nor interest from FIOS, and Direct TV would need too much underground access to provide group coverage here.
- President Hathaway reported that the Board reached out to the Mayor regarding landscaping concerns at both the Tops Plaza and the Dairy Queen Plaza, at the areas that back up to Niagara Shore Drive. The Mayor reached out to both owners, and the Tops plaza owner responded to the Mayor that old shrubs along Niagara Shore were completely removed and will be replaced with new shrubs at some point (Fall or Spring). There is no update on the Dairy Queen Plaza landscaping on the Niagara Shore Drive side. The Mayor is attempting to contact the owner for a response. Additionally, the Mayor reported to the Board that the aesthetics along the bike path at “the turn” (where the canal turns toward the river) will be addressed, i.e., benches, weeds, bike rack, etc.

There being no further business, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Anne Duggan
Board Secretary