

Piper Meadows HOA

Meeting Summary for April 2025 – all meetings held via Zoom

Meetings held on 4/28 and 4/29

Compiled by LR

Attendees: Mark Geiser (Pres), Ed Tyburski (VP), Liz Rieth (Secretary), Tom Reak (Treasurer), Bob Valenti (member-at-large) present at all meetings held this month. John Standing and Bob Marvin (RPG) were in attendance at the 4/29 meeting.

Focus:

1. Stormwater Facilities Management (aka retention ponds)
2. Annual operating budget
3. Reserve fund budget
4. Finalizing Homeowner Resources
5. Items that need to be resolved before HOA transfer from Morrell to Homeowners
6. Addressing Amendment #1 to the Declaration of Piper Meadows Association (regarding access to walking trails by residents of Piper Meadow Drive)

Meeting Highlights:

1. Stormwater Facilities Management: Relevant documents were provided to our legal consultant at Davidson Fink. Several meetings/phone calls took place between Board members and the attorney. At this time, it does not appear that the HOA has any recourse with Morrell in regard to the retention ponds. And, given that future needs for pond maintenance are unknown at this time, there is no legal action that can be taken until there are actual damages. Next steps: the BOD will be addressing possible transfer of ownership of the pond closest to Piper Meadow Drive, and/or a possible tax break, with the Town of Victor.
2. Annual operating budget: The Operating Budget was reviewed and approved by the BOD. Savings are proposed in the following line items: Gutter Cleaning, Pest Extermination, Pavement Repairs, Repairs & Maintenance, Fertilizing. Insurance has increased; other items are contractual and bound by the life of the contract. RPG is waiting on final amount to be paid by Morrell for current deficit. The Board has modified the effective date of the new budget to **July 1st**. Notification to HOA members is due by June 1st. RPG will finalize the budget and distribute to HOA members prior to a **general meeting on June 18** at 6 pm. Members will receive email notification with further details.
3. Reserve Budget Fund: Final amount for capital reserves still pending from Morrell. Reserve Lifecycle Study (analysis of neighborhood-wide projects needed in the future) is being finalized and RPG will send to Board soon (please see March Meeting Summary for more details on this Study)

4. Homeowner Resources: resource packet has been finalized and sent to RPG for distribution to HOA members. The packet is designed to be a handy reference; it is not all-inclusive and will be updated as needed.
Discussed RPG website – each HOA community has its own password-protected portal. Some information can be on the public section of the portal – e.g. ByLaws, Rules & Regulations – which may be helpful when selling a unit. Other information – e.g. Meeting Summaries and Annual Meeting Minutes – can be private in the Residents Only secure section of the portal. The Board continues to work on the content of the portal and RPG will provide passwords and additional details when available.
5. Transfer of HOA from Morrell to Homeowners: This note was included in the March Meeting Summary and continues to be the current status: there are several outstanding issues that need to be resolved before the Board accepts transfer of the HOA on behalf of the general membership. We believe it is in the best interest of the HOA now, and in the future, to resolve these issues before accepting the transfer. We have been told by RPG that there is no specific deadline to transfer, that we can put into place a new annual budget which will not impact the timeline of transfer, that Morrell is obligated to continue to fund the shortfall until the transfer is complete, and that it is prudent to have all issues resolved before doing so.
6. Amendment #1 to the Declaration of Piper Meadows Association: On and around March 25, all HOA members received a letter signed by Jeff Morrell, along with an Amendment #1 to the Declaration of Piper Meadows Association. The documents addressed the oversight by Morrell Builders to include this Amendment with the original Declaration which grants access to the HOA walking trails by the residents of Piper Meadow Drive and their guests. After consultation with the attorney from Davidson Fink and RPG, as well as discussion among Board members concerning additional liability and the fact that the Board had voted against maintaining the walking trails, the Board decided not to sign the documents sent by Morrell. Ongoing communication with HOA members was completed during this investigative period, ending with an email on 5/1/26 detailing the Board's decision. Board President notified Bill Arieno (from Morrell Builders) of decision via email.

Next meetings:

BOD meeting: Date TBD

HOA membership Meeting: Wednesday June 18, 2025 at 6 pm at Victor Library

- **Agenda Items:**

- RPG will present the budget
- HOA will review Homeowner Resources
- Provide updates on Amendment and retention ponds as applicable
- Q&A/Open Discussion