

## **Piper Meadows HOA**

### **Meeting Summary for May 2025 – meeting held in person; RPG attended via Zoom**

#### **Meeting held on 5/21/25**

#### **Compiled by LR**

**Attendees:** Mark Geiser (Pres), Liz Rieth (Secretary), Tom Reak (Treasurer), Bob Valenti (member-at-large) present at 5/21 meeting; Ed Tyburski (VP) was out of town due to family situation. John Standing and Bob Marvin (RPG) attended.

#### **Focus:**

1. Review Operating Budget\*
2. Review Capital Reserve Budget\*
3. General Status Updates\*
4. Budget Meeting/Presentation\*
5. Homeowner Resources
6. Stormwater Management Overview and Update
7. Insurance communication/Grills

\*RPG was present for these items, then left the meeting as previously planned.

#### **Meeting Highlights:**

1. Review Operating Budget: Modification necessary to Proposed Operating Budget due to 15% increase in Insurance costs; total insurance cost is now \$22,011. A decrease of \$500 was made in 'Other Landscaping' to help offset the increase. Proposed budget includes increase of Monthly Assessments to \$400 per unit with a Total Operating Income of \$96,000 and Total Operating Expenses of \$88,069. The current proposed HOA fee of \$400 includes \$35 to go to capital reserves. The Operating budget covers July 1 – December 31, 2025.
2. Review Capital Reserve Budget: Bob M from RPG provided the Reserve Fund Analysis (this looks at the projected cost of reserve items, such as roofing, and projects the amount needed in the reserve fund at the approximate time of the need, e.g. 30 years for roofs). Using homeowners' occupancy dates, the projected reimbursement from Morrell was calculated (\$19,480). The current amount in reserves (\$7838) was subtracted from this amount. This equals \$11,642 – the amount Morrell will reimburse to the HOA for this calendar year. The goal is to add ~\$8020 to reserves each year. At the end of 2025, Operating balance is expected to be \$7931 (Total Income minus Total Expenses). This amount will be moved to the Capital Reserve Fund at the end of the calendar year. The Reserve budget covers July 1 – December 31, 2025.
3. General Status Updates:
  - Gutter laterals (lateral pipes) potential issue: In view of lingering concerns about the failure of some lateral pipes at Silverton Glen (another Morrell property where failure occurred, and was ultimately remediated by Morrell as it was determined that the failure was directly connected to

poor installation), Bob M suggested doing a Gutter Laterals Video Inspection on random townhomes at Piper Meadows. 5-6 homes with varying ages and locations would be inspected. Two options considered: outside plumber can be hired (John S stated cost about \$225 per unit) or RPG can do it for \$95/hour, total \$600 -700. HOA covers cost; if a problem is found, Morrell would then be contacted regarding cost to remediate. Just to clarify, there is NO concern that PM is experiencing any failure. This is a preventive action to confirm laterals are functioning properly and to determine appropriate course if they are not. **Action Taken:** BOD voted to approve Gutter Laterals Video Inspection by RPG; homeowners will be contacted by BOD and RPG, they do not need to be home and no repair to home will be needed as a result of the inspection.

- May RPG work order: homeowner contacted RPG regarding standing water in backyard following recent heavy and frequent rains. Homeowner believes yard is “not pitched properly.” Van Putte visited property to assess situation. **Action item:** John S will schedule another site visit with homeowner and Van Putte; Bob M may also stop by to check on site and other yards in the neighborhood.

#### **4. Budget Presentation to HOA**

- Meeting scheduled Wednesday June 18 6 – 7:45pm at Victor Library
- All homeowners will receive a letter and Agenda in the mail announcing the meeting and other details

*At this point, John S and Bob M from RPG left the meeting as planned and the Board continued to meet.*

#### **Homeowner Resources Status Update**

- All homeowners should have received the packet of Homeowner Resources via email from RPG. They have also been given to RPG Admin staff and posted on the RPG website (Piper Meadow secured section not active yet). BOD working to establish private vs. public portals on Piper Meadows website.

#### **Stormwater Management Overview and Update**

- Retention Ponds: The Board continues to have concerns over liability and maintenance however, these concerns have lessened given the knowledge gained over the past couple of months, the analysis and guidance given by legal consultation and the DEC guidance document received. In addition, the young age of the ponds is a positive factor, conducting inspections every 3 years (as is required) should indicate any needed repairs at an early stage, and ongoing oversight of the ponds (weed growth, obstruction of the outflow areas, etc.) by homeowners can be conducted on a regular basis to further decrease the chance of disrepair. The Board feels that it has approached the issue intentionally and

worked to gain pertinent information, obtaining guidance and advice from both legal and professional resources.

The Board feels there are 4 options available at this point:

1 - contacting an attorney specializing in HOA Law. BOD decided not to pursue this option due to cost and that there is no foreseeable positive outcome from pursuing this option

2 - pursue tax concessions from the town: it may be possible to 'petition' the Town for a tax abatement given that the HOA is responsible for 2 ponds, one of which provides no benefit to our neighborhood and would otherwise be a burden to the Town. This option requires some research and may take several months.

3 - find an advocate to assist with petitioning the Town: this option complements the second option by securing the assistance of an elected town official to act as an advocate for our petition.

4 - take no further action: the Board would continue to monitor the situation but not take any additional formal action at this time

The Board will continue discussion of these options and keep HOA membership updated on future actions.

**Walking Trails:** the HOA did not give consent to Amendment #1 to the Declaration as requested by Morrell. Mark received a phone call from Jeff Morrell and confirmed that was the decision of the HOA. However, the Board continues to have concerns over liability of the trails. Toward that end, signs will be purchased and posted at the trail openings and along the trails.

Decision by the Board not to consent to Amendment #1 was based on the following:

- Increased liability for injuries
- Increased maintenance costs and property damage
- Concerns about unauthorized activities taking place which may impact HOA members' sense of privacy and security
- Altering status of 'access exclusivity' to HOA may have impact on marketability and home values
- Monitoring and enforcing rules for trail use is an extra burden/expense on Management services and/or HOA volunteers
- No reciprocal concession has been offered for use

**Other Agenda Items** were tabled due to time constraints. They will be placed on the next meeting's agenda.

**Next meetings:**

General HOA Budget meeting with RPG: June 18, 2025 6 – 7:45 pm at Victor/Farmington Library

BOD meeting: BOD: Tuesday June 24, 2025 at 6 pm