June 25, 2021

To: All Rosedale Community Council Members

Subject: Recap from committee meeting – 6/23/2021

The meeting of the Rosedale Community Council was called to order by Chairman Mike Zinn. 13 RCC members were in attendance, with 11 of the 14 HOA communities represented and 2 of the non-HOA communities represented. We also had 10 homeowners join our meeting. Joe and Kellie Miller of Miller Results continue to facilitate, assist with any technical issues, and conduct polling on proposals.

Mike reviewed the agenda topics and financial report. He reminded everyone that the next RCC meeting would be July 21st at the clubhouse – we would be going back to live in-person meetings. However, for those unable or unwilling to do so, we will still have Zoom capabilities, as Miller Results will continue to facilitate.

Updates were given on 8 pending recommendations presented to the master board:

1. RMHA Documents and Contracts (Dave Kuchinski): All contracts are now visible on the RPM One Source website under the Community Information heading. Also, draft minutes of the meetings are now posted, along with all the committee reports, under the Association Business heading. A homeowner’s directory has also been made available, located under the Community Information heading. While many had asked for a community directory, there was concern that there may be information (email addresses, phone numbers) now visible that some residents would not want posted. Chuck offered to look at site and see how intuitive it is for changes / additions.

*(Side note: I’ve checked out the site and it’s very user-friendly. While the directory is located under the Community Information heading, you need to manage your information via the My Account heading. Click on My Account, then Manage Account. You’ll see a screen with the captured user information – email, first and last name, and a security question you set up for yourself. These are all fields that you can enter yourself. To the right, you’ll see another section called Mailing Address. This has your address and the phone numbers listed if you’ve supplied them. If not, or if you’d like to add, there is a “click here” button that will take you to a form that you can fill out with the appropriate information or comments and submit to RPM. They will make the changes you request. You’ll also notice 5 blue tabs at the top: the first, Update My Account, is where the master file opens up to. Next is Change My Password, which allows you to do just that. The third is Add Additional Home, but its main benefit is this tab allows one to add a spouse to the directory with their email and/or phone if you want to. Fourth tab lets you input additional information if you’d like. However, fifth tab is the most important – the Manage Privacy Settings. When you open this tab, you’ll see your home address, then five boxes – first name, last name, phone number, email address and mailing address. If they are all checked, then all this information is seen on the homeowner’s directory. If you un-check any box, that information will not be posted on the directory. Remember: this is a Rosedale Homeowners only directory and is not shared with the general public, but you may not want your phone number or email out there – you’re call. But this is how you either add it or remove it.)*

1. RMHA Governance (Mike Zinn): Mike reviewed recommendation made to master board to focus on long-term planning and seriously consider a property manager to handle day-to-day operations and provide continuity. Mike will continue to follow-up with the board as no definitive action was taken by the board at the master meeting.
2. RMHA Meeting Enhancement (Chuck Allen): Chuck stated that meeting enhancement was a part of the overall governance proposal, which included providing a meeting agenda and having the committee reports available to attendees prior to the meeting. Chuck will continue to follow up with the board as no definitive action was taken by the board at the master meeting.
3. RMHA Committee (Mike Zinn): as the third part of the governance proposal, Mike reviewed the proposal to have committees establish priority lists of projects and keep status logs on on-going actions. Mike stated some committees were much further along in this area, calling out the Storm Water Management committee as one that had this information on the website. Mike will continue to follow-up with the board as no definitive action was taken by the board at the master meeting.
4. RMHA Compliance Committee (Susanne Lee): questions sent prior to the board meeting were re-sent to Don Goodenow for follow-up. One issue that has come up is people who received compliance notifications for cleaning their roofs, yet part of their local HOA fees pay for annual roof cleanings, which were scheduled for later this summer. Mike commented that he had gathered information for the compliance committee some time ago, identifying those local HOA’s that had roof cleaning as part of their maintenance program. Susanne to follow up with Don to ask why that list is not being used as a cross-reference if and when such compliance notifications some through.
5. RMHA ARC (Rich Toscano): questions were sent prior to the board meeting and reiterated during the meeting, but no direct response was given. Rich brought up three additional topics at the board meeting:
   1. asking that the CC&R’s be updated to cover items previously not addressed
   2. asking for different types of ARC requests – i.e., a simpler form for simple projects like repainting your house the same color, vs. more complex projects like installing a new roof
   3. asking that the ARC coordinator of the local HOA’s be kept in the loop on the status of ARC’s – whether they’ve been approved or need additional information. Local HOA ARC managers also track their resident’s requests and need to know how it is progressing. This area the board did comment on, agreeing that they needed to be kept in the loop. However, no definitive action plan was put forth.
6. RMHA Communications Protocol (Chuck Allen): it was recommended by Jim Lamy, then board member, and the communication committee that the maintenance and responsibility for the HOA contact list reside with the RCC, as communications team did not have time to manage. RCC agreed to this and developed formal recommendation for adoption by the board. Recommendation was expanded to ensure outside realtors would not have access to this information, as in the past, they had called individual HOA’s for this information. Proposal was presented to the board in February for approval, but was pushed off until March, and then further pushed off until now. At June’s meeting, board felt that there was a need for estoppel requests to be fulfilled. Bill Moran offered to work with Chuck on solution.
7. 88th Street Golf Cart Driving (Mike Zinn): Mike sent letter to Stuart Cobb, manager of the golf course, calling out safety concerns for golfers driving on the street between holes 10 and 11, rather than utilizing the cart path behind the homes. Stuart agreed and is posting a notice and recommendation in the pro shop asking all golfers to please use the cart path. Also, the pro shop staff will remind and ask patrons to use the cart path. Several RCC members expressed concerns that many of those driving on the street were actually members living in Rosedale. Susanne Lee recommended contacting the organizer of the women’s and men’s league, outlining the situation and asking their members to please use the path as well. Everyone agreed, and Susanne is taking the lead on speaking with the appropriate parties.

Communication Committee update – Chuck Allen: not all Rosedale residents are receiving the master email blasts sent out from the communications committee. The committee’s server has experienced problems with those that have aol, yahoo, and Verizon email accounts. Often the committee’s server bounces them out, so committee has to resend them individually. However, this is not always working as well. Jim Lamy, chair of the committee, believed they had a fix for the problem, and fix was implemented prior to the email blast sent out on the new board member, Peter Ingraffia, which was sent Tuesday, June 22nd. Chuck recommended RCC members follow up with their communities to ensure everyone is getting master email communications, and inform Jim if anyone is not getting them.

RMHA Meeting Guidelines and Recommendations – Mike Zinn: RCC had discussed this topic in May’s meeting, and we reviewed and fine-tuned more in this meeting. We will keep this as open topic and continue to fine-tune, but members felt we needed to get some traction and action on all the other recommendations that have been made to the board before we add / do any more.

Mike adjourned the regular meeting and opened the meeting to any additional questions or concerns from either the RCC members or residents that had joined the call.

Carole Kakos asked if any other local HOA’s were using Robert Todd as an attorney, and if so, wondering if they could negotiate fees as he would be doing multiple HOA’s within Rosedale. Several other HOA’s do use Todd, but it was determined that his rates were already very competitive and he worked off a schedule structure – basically only paying for services needed. It was stated that Todd had been asked this before and he basically said he was competitive and didn’t need to bundle. No one was dissatisfied with the work Todd has performed, so left issue as is.

Mike Sullivan asked for improvements in sending information / requests into the communication committee. He asked that when requests were sent in that the committee copy the sendee when they forward to the appropriate person so sendee knows action has been taken. Dave Kuchinski added that the current “Contact Us” process within the website does not work, as one can not include any attachments such as pictures or documents which would help the committees solve the issues. Mike Zinn, who is working with Jim Lamy on communication issues, will add these concerns and recommendations to his discussion points.

No other questions or concerns were voiced, and that, Mike adjourned the meeting. Next RCC meeting will be Wednesday, July 21st 1:30 PM at the clubhouse. Zoom will still be offered for members and residents who do not or unable to physically attend but want to join the meeting. Next Board of Director’s meeting is Thursday, July 8th.

Chuck Allen

RCC Secretary