

River Crossing Homeowners Association

www.rchoa.com

Date: March 23rd, 2023
To: River Crossing Homeowners
From: River Crossing Homeowners' Association Board of Directors
Subject: 2023 Annual Meeting Minutes

The annual meeting of the River Crossing Homeowners' Association (RCHOA) was held online hosted by Mike Casciano's Zoom account at 8:00pm Thursday March 23rd 2023

Roll Call

Attendance was documented by the Zoom participants' listing. 17 homeowners were in attendance online plus 1 dialed in thus constituting a quorum (at least 20% of 54 homeowners = 11 homeowners), but a minority (18 homeowners).

Proof of Notice of Meeting

Notice of the meeting and a preliminary agenda were provided to homeowners prior to the meeting in accordance with RCHOA bylaws.

Approval of 2022 Annual Meeting Minutes

Minutes from the 2022 annual meeting were reviewed and approved by audio voice vote.

Treasurer's Report

Treasurer John Capecci reviewed the Statement of Receipts and Disbursements (unaudited) for the years ended December 31, 2022 and 2021 which was previously distributed to homeowners. We received \$3,000 from new homeowner contributions. We incurred \$1,300 of cost to remove trees that either fell on the property at 15 Woodside Lane or dead trees that were at risk of falling onto the street. The \$457 cost incurred related to the 3 year renewal of our website is included in the Miscellaneous line item. I included the license plate reader (LPR) cost of \$1,509 in the 2022 FS even though the disbursement wasn't made until very early in January 2023 given that the decision was made to purchase the units in 2022 and we received the cost quote in 2022. There were no other "unusual" costs incurred.

Also attached is the draft 2023 budget, which includes a comparison of the 2022 budget to actual. Cash at the end of 2022 is \$59,885 compared to the budgeted amount of \$56,573. The favorable variance is primarily due to the following; \$3,000 of new homeowner contributions (which we conservatively do not budget for), and the costs of the LPR of \$1,509 and the tree removal of \$1,300 were "covered" by the unbudgeted expense of \$2,800 included in the 2022 budget.

As you know, our 2023 trash service cost will increase significantly compared to 2022. Based on a discussion, McCullough has agreed to bill us \$1,768 per month (~\$32.74 per home) which is a little less than the \$34 they originally quoted. Trash service costs for 2023 will increase ~ \$100

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per home compared to 2022. The 2023 budget includes \$1,000 for mosquito control using the dunks approach applied in 2022; given the 2022 dry season, we did not utilize all of the dunks purchased in 2022 and will be able to use the remaining dunks for at least one application during 2023. The 2023 budget includes \$2,500 for unbudgeted expenses, and consistent with prior years, the budget does not include receipts from new homeowner contributions. I propose increasing the annual dues per home from the \$650 billed in 2022 to \$700 for 2023. Budgeted cash at December 31, 2023 is \$54,329, which is a "healthy" balance. I think a reasonable cash balance is in the \$50,000 to \$55,000 range - ~ \$1,000 per home.

Reports of Officers and Committees

Welcomed new homeowners Steve and Caroline Purdue (9 Woodside Lane) and Andy and Amanda Chalofsky (60 and 66 Woodside Lane).

Discussed permits and the process for the township and pre-approval from the board.

Update on the purchase and planned installation of License Plate Readers to be installed at both entrances to the community.

Agreed on continuation of removing dead trees to limit standing water in the wetlands at an annual cost of less than \$2,000. Also continuing with using dunks to limit mosquitos and the application is being done by Mike Kelly and Dee Bates when necessary based on rainfall. They applied three treatments in 2022 and the combination of dunks and removing trees lessened the severity of mosquitos in 2022.

John Capecci retired from the role of Treasurer and the community thanks him for his years of service. He will be replaced by Dee Bates and the transition will occur during the summer of 2023.

Election of Directors

Lauren Mellon has been elected to the board replacing Bob O'Fee

Adjournment

The meeting was adjourned at approximately 8:35 p.m.

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