

RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING – Fairwood Management Offices
MINUTES
11/19/2024

PRESENT

Board Members: Jerry Hathaway, Bill Strassburg, Anne Duggan
Management: Joe Urbanczyk
Call to order: President Jerry Hathaway called the meeting to order at 12:02 p.m.

AGENDA

Anne requested that multiple items of discussion be added to the agenda, as seen below. Jerry made a motion to approve today's agenda, as adjusted. Anne seconded. All in favor.

MINUTES

The minutes from the 09/16/24 Board Meeting as well as the DRAFT minutes from the 2024 Annual Membership Meeting were presented to the Board. A motion to approve the minutes was made by Bill, seconded by Jerry. All in favor.

FINANCIALS

The 4th month financials as of 10/31/24 were reviewed and discussed. As of 010/31/24, we showed cash on hand of \$461,109, total assets of \$457,349, and a reserve account of \$403,300. Joe indicated that we are currently running on budget.

Jerry reported that Northwest requires both Bill Strassburg and Anne Duggan's signatures on file for our CDs in place there. He made a motion to add both to the signature cards. Anne seconded. All in favor. Both will bring a copy of these minutes, to be approved at the December meeting, to Northwest Bank in North Tonawanda to verify our names on the signature card.

It was noted that there is unit owner that has an outstanding and long -delinquent payment, due to some confusion as to adjusted amount owed for deck replacement project. The owner has been notified multiple times about the delinquency to no avail, and will be given until 12/10/2024 to become current on the account or be automatically set to the ACH payment plan (Automated Clearing House).

Jerry made a motion to accept the financials as noted above and Bill seconded. All approved.

ACTION ITEMS: Issue notice to unit owner

RESPONSIBILITY: Joe U

ACTION ITEMS: Add names to Signature Card on file at Northwest Bank

RESPONSIBILITY: Anne and Bill

ADMINISTRATIVE AND LEGAL UPDATES

1. Zoom with Unit 20 re Architectural Change Request: Mr. Bannister was unable to join via Zoom, so Jerry will reach out to him to discuss the request and advise him of signature required on Statement of Liability.

ACTION ITEMS: reach out to Pat Bannister

RESPONSIBILITIES: Jerry.

2. Board Organization – Jerry requested that it be noted that the current Board for the 2024-2025 term is as follows: Jerry Hathaway, President; Bill Strassburg, Vice President and Treasurer; and Anne Duggan, Secretary.
3. Letter to Mayor regarding Overlook Project – Having reviewed the City’s plan to construct a new overlook along the canal side of the bike path, adjacent to many of our units on that side, the Board had multiple questions and concerns that they wish to talk with the Mayor and Overlook Project team about. A letter to the Mayor outlining those concerns was sent to the Mayor on 11/12/24. A follow up call to arrange a meeting will be made in January 2025. This will be kept on our agenda as a reminder.
4. Annual Meeting discussion – the Board agreed that the meeting was well-attended, and that news of our Reserve Study results, operating expense increases, and resulting monthly fee increase was well-accepted.
5. Trex issues – The Board has scheduled a call with our lawyer to discuss our position on Trex deck issue.
6. Awnings – affected units in need of replacement were issued letters indicating same. Unit 36 did not respond, so Joe will issue a compliance letter.

ACTION ITEMS: send letter

RESPONSIBILITY: Joe

RESPONSIBILITY: Joe

7. Gutter Cleaning – completed
8. FINCEN – Financial Crimes Enforcement Network – identification forms, with copy of license, now required of all organizations with Boards of Directors. Joe provided each member with form to complete and return.
9. Dog concern – the Board received word of a concern regarding a unit owner's off-leash dog. This seems to be an ongoing issue. Joe will issue a warning letter indicating that the next instance will result in a \$100 fine.

MAINTENANCE

1. Landscape/Snow Discussion – property was staked week of 11/18/24.
2. Lawn Spraying – bids are expected back to Joe in December.

COMMUNICATIONS

A reminder that Joe U. that all written or electronic communications issued on behalf of the HOA be cc'd to all Board members going forward.

The next Board meeting is scheduled for 12/16/24 at 12:00 p.m. at Fairwood, to meet the new Galbo team. Anne will meet via Zoom.

There being no further business, Jerry made a motion to adjourn the meeting at 2:05 p.m. Bill seconded. All in favor.

Respectfully submitted,

Anne Duggan
Board Secretary

Responsibility key:

Joe
Jerry
Bill
Anne

RIVER EDGE HOMEOWNERS ASSOCIATION
Tonawanda, New York

November 12, 2024

Honorable John L. White
Mayor, City of Tonawanda
City Hall
200 Niagara Street
Tonawanda, NY 14150

Re: New overlook project

Dear Mayor White:

On behalf of the Board of Directors of the River Edge Homeowners Association, we were so pleased to review the Swing Bridge Overlook Revitalization Plan (document dated February 2024), located along the bike path. It will most certainly be a significant improvement both aesthetically and structurally. As an Association that has many homes directly adjacent to this site, however, we have a few questions/comments:

- The document references blocking off the bike path at two points while the site is under construction, at both the northeastern end at Niagara Shore Drive, and at the south eastern end near the Sweeney Street bridge (see attached site plan WZTC 001). The proposal suggests diverting “pedestrian” traffic onto that northern portion of Niagara Shore Drive via temporary pavement. This portion of Niagara Shore Drive is a **private road**, owned and maintained by our Association and its members. As such, there is extreme concern that both bike and pedestrian traffic will be accessing that road, based on historical usage, and that this traffic will be a potential liability to our Association. And, without any type of additional fencing/barriers at both ends, instead of turning around all path traffic will have the opportunity to go around the construction site by utilizing our lawn area. This will cause significant damage to our property. If this access is definitely to be provided, the Association will look to be added as an additional insured

on any insurance policies effected for this project, relating both to property damage and personal injury liability.

- you have noted that there will be stormwater or sewer drainage here...is drainage there now or is this something new, and what will the impact of this installation be on our property?
- the owner of the vacant lot on Niagara Shore Drive has given his permission to use it as heavy equipment access, but we are concerned about the disruption to the owners of our units that sit directly adjacent to that site. Is there an idea as to how frequently this will occur?
- how bright will the pergola lighting be, and what will the hours of illumination be? It could potentially be disruptive to our residents, as all units have water-facing master bedrooms and living areas. While it may deter late night traffic and gatherings, it very well may disturb these residents depending on time/level of illumination.
- in the SEQR application, the City is asked to list all directly adjacent uses. Park and recreational trail are both listed; Residential is not.
- On the site plan attached, it is indicated that the land where the project is located is state-owned. The rest of the applications indicate that it is City-owned.

Our Board would appreciate an opportunity to meet and discuss our concerns with you and/or any other individuals involved in the planning process. I look forward to hearing from you.

Gerald Hathaway

President

River Edge Homeowners Association

(716) 445-9443

Attachment

cc: W. Strassburg, Vice President and Treasurer

A. Duggan, Secretary

J. Urbanczyk, Fairwood Management

