

RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING – City Hall Conference Room
MINUTES
12/04/23

PRESENT

Board Members: Jerry Hathaway, Anne Duggan(Zoom), Bill Strassburg
*Special session attendees: (held post-board meeting) Mary Lyons (Unit#4 via Zoom); Chuck and Mary Internicola (Unit#24, via Zoom); Pat and Tracey Bannister (Unit #20, in-person (Pat), via Zoom (Tracey)
Management: Joe Urbanczyk
Call to order: President Jerry Hathaway called the meeting to order at 2:04 p.m.

*Special Session held at 3:00, post-regular Board Meeting agenda.

MINUTES

The minutes from the 10/02/23 and 11/06/23 Board Meeting were presented to the Board. There were no changes noted. A motion to approve the minutes was made by Bill, seconded by Jerry. All in favor.

FINANCIALS

The 4th month financials as of 10/31/23 showed cash on hand of \$427,697, total assets of \$427,073 and a reserve account of \$-344,439 (again noted that this is due to construction deck loan and how it is reflected on Balance Sheet). Joe U indicated the negative indicator is due to deck loan monies being shifted between M&T and Bank of Holland accounts. Jerry asked Joe if there is any way to otherwise list the loan/debt so as not to incorrectly portray our reserves as being “negative”. Joe will speak with his Accounting team to determine a better reporting mechanism.

Notation: Unit #232 pole installation outstanding. 2nd Statement issued. Joe U to follow up. One new unit owner, late in HOA dues. Joe to follow up to determine if a miscommunication as to when dues are payable.

Jerry made a motion to accept the financials; Anne seconded. All in favor.

BOARD ITEMS

1. Tree trim discussion – delayed to 3:00 when impacted unit owners will join the meeting. (see below).
2. Lawn/shrub treatment – We have received 3 quotes for treatment. Per earlier discussion, HOA Board not please with current service/results from Seasonal Lawn, and we have sought quotes for 2024 as follows:

Healthy Lawn – this vendor currently services a non unit owner which has seen extremely positive results in one season. \$6730 for 4 lawn treatments, grub control, and 3 tree/shrub treatments per season.

AJ's Tree Service - \$7236.95 for 3 lawn, 1 grub and 5 tree and shrub treatments.

Seasonal (existing vendor) - \$4389.25 for 3 lawn, 1 grub, and 4 tree and shrub.

We are currently asking one of the vendors (Healthy Lawn) to come back to us with a "best and final", based on the results with one of our neighbors.

ACTION ITEMS: request best and final from Healthy Lawn.

RESPONSIBILITY: Joe

3. Shrub replacement – all shrubs which required replacement as a result of new deck installation has been completed.
4. Gutters – front and back, now to be done week of 12/04/23 or 12/11/23. Jerry expressed concern at late date when promised for November. Joe U to note for next year.

ACTION ITEMS: NONE

5. Awning poles – replacement of new deck poles for units 224 and 22 to be completed week of 12/04/23
6. Deck nailing - Board is looking into appropriate nail spacing for trex decking. Contractor has guaranteed work for 3 years from completion. Joe U to address with consultant.

ACTION ITEMS: Arrange for consultant to assess on site

RESPONSIBILITY: JOE

7. Website – Board reviewed HOA website and has several changes/additions/deletions to be made. Anne will address all items with website administrator.

ACTION ITEMS: re-write/add/delete recommended changes and send to administrator.

RESPONSIBILITY: Anne

8. Trees (between Units 1 and 2) – Per prior concerns of 3 unit owners in Building 1 to trim up 4 pine trees between the two buildings for reason of increasing view, vermin control and security/safety, resulting decision of denial by HOA Board in September 2023, and ensuing conversation to reconsider Board decision at 2023 Annual Membership Meeting, the Board invited interested unit owners to express concerns for consideration. Commentary as follows:

Joe U: The Board is interested in hearing everyone's input on this topic. Noted prior to the start was that an email dated 11/30/2023 was sent from Mary Anne Heiser (Unit #16) to the members of the Board, and to the unit owners of #4, #20 and #24,

indicating that, after further consideration, she was willing to support the decision of the Board denying the request to up-trim/remove the trees (copy attached).

Mary Lyons (Unit #4): read letter sent to HOA Board, dated 12/04/23, in which she expressed her opposition to any trimming or removal of the pine trees located between the two buildings (copy attached)

Chuck Internicola (Unit #24): indicated only one comment to add from his comments at 2023 Annual Board meeting, requesting that Board reconsider its decision to deny trimming, that any action would be a plus. Referenced a previous conversation with Board President in which it was mentioned that this issue has been raised for over 20 years by previous homeowners but that nothing has been done to address it. He said that the growth of subject trees is out of hand, but that the Board knows his position and hopes for a compromise.

Mary Intericola (Unit #24): the last time the issue came up, some residents wanted the trees to be taken down altogether. Now perhaps there might be a compromise? She did not feel that the developers had a well thought out plan for tree placement. She also mentioned that she had a conversation with the previous owner of Unit #20, the late Mary Langenbach, in which Ms. Langenbach stated she had concerns at the time about the trees and her view. Ms. Internicola said that something vs. nothing being done would be fine. She knew what they were buying with their unit but hoped there would be a compromise.

Tracey Bannister (Unit #20) – she does not want to take away from the beauty of the trees but is concerned about the tree health of the pine located closest to her unit and that it may fall on her unit. She said that everyone wants a view and that it's why they bought there. Additionally, she made us aware of a recent threat she has received to her personally, as a NYS Supreme Court Judge, and that the COT police have been made aware of that threat. She feels that the trees pose a safety concern for her. She suggested that we can take a lesson from the trees on the City side of the bike path and the trimming that has been done to those trees. She also said that she would like to see the water but currently has a limited view, especially when her neighbor's awning is down during the summer months.

Pat Bannister (Unit #20) – he feels that the growth has encroached on their view (per photos taken and attached here). He would like to see the trees up-trimmed like along the bike path, or vertically trim the sides of trees. Anything would be an improvement.

Jerry Hathaway – told group that years ago an analysis was done to assess how much of the trees would have to be trimmed “up” in order to have a substantial impact on unit owners views, and that it was determined that it would have to be done to 15’ from the base. Presents a quandary for view vs. privacy of others. He asked if there were any additional comments;

Mary Lyons (Unit #4) – she noted that she has a problem with people complaining about their views, that it should be of no surprise as they purchased their units with that view and they knew what they were getting. She said that she paid a premium for her corner unit and its location and view.

Chuck Internicola (Unit #24) – said that everyone paid dearly for their places at River Edge.

With the conversation regarding the trees ended, Pat Bannister (Unit #20) asked if there had every been thought given to having a holiday get-together for River Edge HOA residents. Jerry indicated that it had been tried many years ago without much interest.*

* In a post-meeting conversation with Mr. Bannister, Jerry clarified that the Board would be happy to assist in any plans for such a get-together if there was interest in doing such an event

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 01/08/23 at 3:00 p.m. in person and via Zoom.

There being no further business, Anne made a motion to adjourn the meeting at 3:45 p.m. Bill seconded. All in favor.

Respectfully submitted,

Anne Duggan
Board Secretary

Responsibility key:

Joe
Jerry
Bill
Anne

On Nov 19, 2023, at 11:43 AM, Mary Lyons <mariji77@aol.com> wrote:

Dear Board Members:

In this letter, I would like to clearly express my opinion regarding the magnificent Evergreen trees, located on the deck side of my property at 4 Niagara Shore Dr. These beautiful Evergreen trees were one of the main reasons why I chose to purchase my home. They are not only beautiful, but contribute significantly to the value of my home and contributed significantly to the purchase price of my home and any MODIFICATION of these beautiful Evergreen trees would DECREASE THE VALUE of my home.

Also, these beautiful Evergreen trees afford me PRIVACY. We have many neighbors living very close to each other within our development, and having a sense of privacy is crucial to feeling comfortable within our own home, and the Evergreen trees afford me that necessary privacy.

Finally, the beautiful Evergreen trees provide SAFETY AND PROTECTION for me. My two bedrooms have large picture windows that face, the evergreen trees, and the trees, block peoples' ability to see into these two bedrooms. Therefore the trees are essential for my peace of mind, safety and protection.

The Evergreen trees are essential to my quality of life. They must NOT be mutilated or scarred in anyway!

Sincerely,

Mary Lyons
Unit 4
Niagara Shore Dr.
Tonawanda, New York 14150

On Nov 30, 2023, at 5:16 PM, MARY ANNE Heiser <1219mah@gmail.com> wrote:

Good Evening,

Just to let you know I will be unable to attend the meeting Monday 12/4....my granddaughter is flying in at that time and I will be at the airport picking her up.

I just want it known that I'm okay with the decision made by the board regarding not trimming the pines. I will admit that I believed that only certain homeowners benefited from the trees but in talking with other neighbors I have discovered that they have valid reasons for wanting them to stay as is. I did have a view when I moved in 24 yrs ago and would love to have it again. However, I'm not willing to argue with neighbors, who are now my friends, over 3 pine trees.

Thank You

Mary Anne

#16