

## **2025 HHInc Annual Mtg**

1/13/25

### **Home owners in attendance:**

Zoom: Bruce Crane (263 HHN), Adam Stein (111 SpV)

Board Members in person: Sam Ruggeri (590 Hoffman), Jeanne Colombo (95 HHC), Dave Eckert (69 Dogwood), Lisa DeLouise (63 SpV), Gary Horwitz (70 Rainbow), Corey Sapp (700 Hoffman)

Residents in person: Josie Estill (395 Hoffman), Chris Chubin (147 SpV), Ben Miller (187 SpV), Christine Norris (101 Dogwood), Steve and Jane Wilde (500 Hoffman), Stephen Aldersley (109 Wisner), Alex Norris (47 HHC), Kathy and Pat Netti (766 Hoffman), Larry Merrill (400 HHC), John Fields (144 HHC), Wayne Scheuing (159 Wisner), Rich Oxley (300 HHC), Domnika Ruggeri (590 Hoffman)

### **Quorum:**

65-8 in arrears= 57/3= 19 quorum

6 board members

12 in person

2 on zoom

Total = 20

### **Agenda:**

- **Meeting called to order:** 6:02pm
- **Welcome / Intros:** residents in person and on zoom introduced themselves
- **Approval of 2024 minutes:** Steve Wilde motion, Larry Merrill seconded, all aye: – minutes approved
- **Treasures Report:** ended up ~\$200 more in reserve than last year. All homeowners paid the 2023 assessment after much pestering by the Treasurer. There are 8 in arrears for 2024, same delinquent homeowners. Names remain anonymous. Discussed 2024 expenses. Total 2024 expenses were \$4480.00, beginning cash balance was \$5291.63. The cost of insurance (\$2285.46 ) and tax preparation (\$190) increased over last year. Web hosting for 2 yrs of service (\$453.41) hit the books. Ending cash in bank \$5498.77. We are short ~\$2500 of the ~\$8000 reserves according to by-laws. For 2025, as in past years we will budget \$1500 for tree maintenance on the Commons. A discussion ensued about what tree maintenance means. All agreed that \$1500 in reserves won't cover the cost of most tree removal issues. The Town has taken on more responsibility (Center and Hofmann) but it is acknowledged that homeowners may have to contribute to cost of tree removal on the Commons if the tree is adjacent to their homes. The Treasurer proposed an assessment fee of \$85 per home for 2025. This will help to make up the reserve deficit. Motion by Aldersley to approve \$85 fee. Chris Norris seconded, all in favor- aye; \$85 assessment passes. Rich Oxley issued motion to approve the 2025 budget, Steve Wilde seconded, all in favor- aye; motion to approve 2025 budget passes.
- **Donation of Lake Trimble:** Corey Sapp led an investigation. He learned that 3 resident's will not vote for it, so donation is dead as by-laws state that 100% residents must approve. Moreover, the cost to do a survey and the other legal costs would likely outweigh insurance savings, although a long term (decades) time horizon was not considered. There was another concern that the public might impinge more on Commons if Trimble Lake were donated. The discussion about the duck weed that grows on Trimble continued and it was suggested that someone ask if the County if they would maintain the Lake to keep it healthy. Jeanne Colombo offered to investigate.

- **Board Vacancies:** The slate was announced for the 2025-2026 Board.

5 Proxy Votes were counted

Curtin (550 Hoffman) – yes to all

Graham (155 HHC) – yes to all

Iannaccone (90 Rainbow) – yes to all

Mooberry (175 HHS) – yes to all

Orlando (770 Hoffman) – yes to all

Those on Zoom and present all aye- NEW BOARD APPROVED

Sam Ruggeri, President

Jeanne Colombo, Vice President

Dave Eckert, Treasurer

Corey Sapp, Secretary

Gary Horwitz, Director at Large

Chris Norris, Director at Large

- **New Business**

**Welcome new residents** – Ben Miller – 187 Spring Valley

**Residents in Arrears** – Jeanne Colombo has drafted a demand collection letter. There is precedence for residents to be taken to small claims in the past. Demand collection letter will be issued on April 1, (90 days) 3 months past due.

**Renter use of the Commons** – 2 homes in HH are being rented. Currently, one of the landlords is in arrears. The problem is that homeowners won't know the Renters or what their situation is. The Board feels that Renters are not homeowners and they are not guests of homeowners that have rights to use the Commons. Rich Oxley asked if residents should query hikers who they are? It was considered optional is a homeowner encounters an unknown persons in the Commons they should ask, "Who are you? Where do you live?" Jeanne Colombo made a motion that Renters will not have use of the Commons and they will be deemed trespassers. It will be a rule on the books to protect us. Owners would be on notice as part of the by-laws. Lisa DeLouise seconded the motion. All in favor, aye. Motion passes.

**Adding land to Commons**- John Fields suggested the Rogers house will be up for sale soon and he is advocating that HHInc purchase it to expand the Commons. A benefit would be to provide a new access point to Commons off of Center. He asked for a Motion to take a straw vote to purchase Roger property. It was estimated that the cost would be >\$5000 per household. No official motion was taken, as it was clear that most residents in attendance would not pay.

Josie Estill asked if the Board would approve increasing Commons to take a 0.37 acre parcel that she owns but is next to Hoffman road and separated from her house by a stream. She would donate the land to Commons. Sam Ruggeri will investigate.

- **Other business**

Steve Wilde wants to know what the Town is doing on Pattenwood and what is going on with Durand Eastman Beach renovations.

- **Andrae Evans, Town Supervisor arrived at 7:10 pm to answer questions:**

**Pattenwood** – former childcare place is taken over by the School District. Going to be a parking lot

**Durand** – the city is putting up new bath house, a restaurant, handicap assessable and new parking lots.

**Camp Eastman**- there are staged upgrades including new cottages and pickle ball courts, then more cottages. General fund and reserve will fund.

Plans to resurface East Ridge? Yes, state funded

**Josie Estill** asked in membership fees at the Community Center are meeting expectations – yes, still looking to gain more members.

**Sam Ruggeri** asked what other projects? Samara Brouk got Irondequoit 1.3M to build skate park, handicap accessible town hall, improve bathrooms , some road projects (infrastructure upgrads including asbestos removal.

**Sam Ruggeri** asked if there were any private constructions? Yes there are new restaurants, new apartments/condos, Titus Tavern signed 5 yr lease.

**Lisa DeLouise** asked why the Blue Palms closed? It was a nuisance, too much noise. It is replaced by the Dolphin, a Thai/Laos restaurant. Food is excellent. Woman owned as are most business in Sea Breeze including the amusement park.

**Andrae Evans** discussed the crime rate – it's below 10% average even with all the Hyundai vehicle thefts. He did not change the chase policy because Rochester police can't chase. Evan wants to let the police be police. The Town is short of officers and there is a limit on raising taxes. He is spending several million on overtime so he is seeking grants to hire 3 more officers. There were 6 deadly fires in town which remains a concern.

**Dave Eckert** asked about the Town survey which won an award from Landmark society. Irondequoit is a historical town, one of the oldest towns in the state. Evans doubled the Historian budget to do surveys of historical homes. Homeowners will get tax credit to maintain the home history. Conservation board runs the historic survey. Tim Judge (former history teacher) is in charge. Dave asked when homes in Huntington Hills will be interviewed?

**Corey Sapp** asked about the crime in residences in Sky View Park Apartments. NY State runs the program to reduce homeless people. They need to hire more social workers to deal with the crime. Nonetheless the incidence of homeless has decreased but it is not zero.

**Andrae Evans** discussed the Book Readings to engage the public on diversity. The library staff picks the books. The reading is held on the Wednesday of the month in the library. He tries to attend to read the book. He can't always make it. He did 6 books last year and will try to read 11 this year.

- Meeting Adjourned: 8:10 pm