

RED OAK HILLS HOMES ASSOCIATION, INC.

Annual Meeting Notes

Date and Time: August 25, 2024, 2:00 pm

Location: Monticello Library Community Meeting Room

Notes By: Tom Beckenbaugh

Board Members Present:

Pam Baur (PB)	Tom Beckenbaugh (TB)	Jay Carlson (JC)	Ray Chandler (RC)
Carole Collyard (CC)	David Leavitt (DL)	Caitlin Rethorst (CR)	Tammy Shepherd (TSh)

Board Members Absent:

Tia Strait (TSt)			
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Two other member households attended the meeting and an additional 105 members were represented by proxy.

The meeting proceeded as follows:

1. Call to Order - JC called the meeting to order at 2:06 pm.
2. Introduction of Board Members - JC introduced the board members in attendance.
3. Board Comments - JC welcomed the Homes Association members in attendance and made the following comments:
 - a. JC thanked the nine member volunteer board for their efforts.
 - b. JC noted that the average age of board members is 60 plus years, and a priority as we move forward into 2024- 2025 will be to attract younger members of subdivision for active leadership participation.
 - c. JC noted annual dues are currently \$345.00 per year, but anticipated increases in trash/recycling collection costs may have a significant impact on the budget and require dues increases in the future.
 - d. JC noted that one of the selling points of Red Oak Hills is the expansive common grounds, noting nothing comes for free and that a significant part of budget goes for maintenance including mowing, tree plantings/trimming, storm water channel repairs and general clean up.
 - e. JC reported that home prices in Red Oak Hills have escalated and that our members should be excited about having one of their most important investments increasing in value.
4. Election of Board Members – TB reported that 115 valid electronic ballots were received, representing 43.6% of members, and noted that the bylaws require a quorum of not less than 20% of members represented by electronic voting to decide a board election. The quorum requirement having been satisfied, the electronic ballots vote counts resulted in TB, TSh and TSt being elected to the board for three year terms ending in 2027. The final vote count was as follows: TB 104 votes, TSh 107 votes and TSt 108 votes. No other member received any votes.

5. Association Member Comments –
 - a. One attendee asked if there was an update on the status of the development along Midland Drive to the west of Red Oak Hills. While there was speculation of financial difficulties, the reason for the suspension of activity is not known.
 - b. Attendees expressed disappointment in the poor communication from authorities concerning the lengthy closure of Midland Drive between Renner Road and Elmridge.

6. New Business - CC reported that the Family Picnic will be at the Knights of Columbus Park on Sunday, October 6th beginning at 4 pm. Yardhogs will cater the meat and baked beans, residents will be asked to bring sides and desserts. TSh agreed to arrange for the beverages. CR noted that a post card has been prepared and will be sent to residents.

7. Adjournment – RC made a motion, seconded by TB to adjourn the meeting. By unanimous vote the meeting was adjourned at 2:31 pm.