

RED OAK HILLS HOMES ASSOCIATION, INC.

Annual Meeting Notes

Date and Time: June 9, 2026, 6:30 pm

Location: Monticello Library Community Meeting Room

Notes By: Tom Beckenbaugh

Board Members Present:

Tom Beckenbaugh (TB)	Ray Chandler (RC)	Christina Comiskey (CC)	Caitlin Rethorst (CR)
Megan Sheets (MS)	Tammy Shepherd (TSh)	Tia Strait (TSt)	

Board Members Absent:

David Leavitt (DL)	Matthew Meyers (MM)		
--------------------	---------------------	--	--

Other Attendees:

Board candidate Georgia Deming, and Association members Bruce and Kristie Pietig, Blaine Smith, and Gary Turner.

The meeting proceeded as follows:

1. Call to Order - CR called the meeting to order at 6:32 pm.
2. Introduction of Board Members - Each board member in attendance was introduced.
3. Board Comments – None.
4. Election of Board Members – TB reported that 64 valid electronic advance ballots were submitted, and two additional ballots were cast during the Annual Meeting, for a total participation rate of 25% of Association members. He noted that the bylaws require a quorum of not less than 20% of members for a board election. With the quorum requirement satisfied, the vote totals resulted in the election of Ray Chandler (RC), Georgia Deming (GD), and Caitlin Rethorst (CR) to three-year terms ending in 2029. The final vote counts were: RC – 62 votes; GD – 66 votes; and CR – 65 votes. No other member received votes.
5. Association Member Comments –
 - a. Gary Turner noted that several Association-owned mailboxes have visible staining and need to be cleaned. TSt noted that an email could be sent to solicit volunteers to clean the approximately 28 mailboxes in the subdivision. TB agreed to research the manufacturer's finish on the boxes and identify the recommended cleaning products.

- b. Gary Turner asked about the status of repairing the Nature Trail footbridge that crosses the storm water drainage channel, noting that the bridge was originally constructed approximately ten years ago to address safety concerns with residents stepping over loose, slippery rocks at the crossing.
 - i. TSt reported that a replacement design had been prepared and that bids were recently solicited. Only one bid was received, in the amount of approximately \$12,000, with the limited contractor interest and cost influenced in part by the lack of vehicular access to the bridge location.
 - ii. Gary Turner suggested that a replacement bridge include a handrail. TB noted that, due to the limited height between the stream and the bridge deck, code does not require a handrail, but the bridge design could incorporate a railing.
 - iii. TB noted that the Board intends to distribute a resident survey to gather feedback on trail use and the future of the bridge. He stated that maintenance of the trail has been informal, inconsistent, and dependent on the availability of a small number of residents, and that the survey would also solicit resident interest in either volunteering to help maintain the trail or supporting a modest dues increase to fund contracted maintenance.
 - iv. Bruce Pietig recommended that the Board communicate to residents the approximate per-household cost of the proposed bridge replacement and clarify whether a special assessment or dues increase would be required.
 - v. TB noted that the bridge structure is similar to a residential deck and could potentially be built by qualified neighborhood volunteers. He also noted that one of the more labor-intensive components of the project is the installation of the concrete pier foundations that support the wood bridge deck. CC observed that, because the piers are a critical part of the bridge, one option would be to have a contractor install the four piers and use resident volunteers to construct the wood deck portion. TSt will investigate the cost of having the piers installed by a concrete contractor. Mr. Pietig suggested that the resident survey include a question about interest in volunteering to assist with construction and provide an estimate of the volunteer time commitment involved.
- c. Blaine Smith noted that he would be willing to volunteer to assist with neighborhood maintenance efforts and that he knows other residents in the subdivision who would also be interested in getting involved. TB suggested that an email be sent to residents to solicit interest in volunteering for various maintenance activities so that a list of on-call volunteers could be developed.

6. New Business – None.

7. Adjournment – The meeting was adjourned at approximately 7:00 pm.