

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: April 8, 2025

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:31 pm.

2. Roll Call :

Present:

Jay Carlson – President (JC)	Tom Beckenbaugh – Vice President (TB)	Pam Baur – Secretary (PB)	Tammy Shepherd - Treasurer (TSh)
Carole Collyard (CC)	David Leavitt (DL)	Caitlin Rethorst (CR)	Tia Strait (TSt)

Absent:

Ray Chandler (RC)			
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3. Resident Comments: No residents attended the meeting.

4. Officer Reports:

- a. President: No Report.
- b. Vice President: No report.
- c. Secretary: No report.
- d. Treasurer:
 - i. Prior to the meeting, TSh reported that dues have been received from all property owners, with one resident making a partial payment due to their pending home sale.
 - ii. TSh reported that one property transaction was completed in March and an additional two property sales would be completed soon. It was noted that an additional three homes would be for sale in the near future.

5. Committee Reports:

- a. Architectural: TB reported that one roofing application had been processed since the March meeting. CC noted that a property on 68th Street will have a new roof installed following completion of the property sale and that the new owner has been informed of roofing approval requirements.

- b. Directory: PB confirmed that the master directory has been updated to reflect information from residents who submitted corrections with their dues payments. CR plans to have an updated directory ready for distribution at the fall picnic. TB offered to assist with updates to directory general information. CC suggested that the directory include a list and photos of social events sponsored by the Association.
- c. Family Programs and Social Events:
 - i. CR noted that the annual Egg Hunt will be on April 19th at 10 am.
 - ii. The Cinco de Mayo social event at the Knights of Columbus Park will be on May 4, 2025 from 5 to 7 pm. CC reported that no RSVPs have been received thus far so a head count for catered food has not been finalized. It was noted that a non-functional RSVP QR code on the post card mailed to residents and post office delivery issues could be the reason for the lack of RSVP responses. CR noted that an event reminder and corrected RSVP web link would be posted on Facebook and that CC may receive many RSVP's by phone or text.
- d. Maintenance:
 - i. CC noted that a resident on Red Oak Court with rear yard frontage along Midland Drive requested that the Homes Association remove tree branches so they could install a privacy fence. TB noted that by City ordinance the residents along the Midland Drive frontage are responsible for right-of-way maintenance adjacent to their lots and that the resident should be responsible for the branch removal. TB made a motion that the Homes Association no longer provide landscape maintenance along the Midland Drive right-of-way, but the motion did not receive a second. TSt suggest that the extent of maintenance along the Midland Drive right-of-way be re-evaluated late in 2025 before lawn maintenance is contracted for 2026.
 - ii. TSt noted that the five nature trail signs were fabricated and ready for installation by the sign company after utilities have been flagged. TSt and JC will walk the trail to finalize the sign locations.
 - iii. TSt will contact Kansas Gas Service to determine the schedule for restoration of the areas adjacent to the 70th and Elmridge entrance disturbed by a gas valve replacement in January. TSt will also contact Family Tree Nursery to make arrangements to replace dead plantings at the Elmridge entrance that are under warranty.
 - iv. TB will coordinate with TSt a date for the removal of Crimson Oak trees planted in the fall of 2023 that died due to lack of moisture.
 - v. TSt noted that a discussion on repainting monument signs at four subdivision entrances will be postponed until a future meeting.
- e. Restrictions Compliance:
 - i. TB suggested that the board consider a policy of assessing a fine of \$25 per occurrence for residents that knowingly violate the deed restriction requirement to store the trash and recycling containers out of public view. DL noted that the Association has the authority to take legal action to enforce deed restrictions, but may not have the authority to assess fines for deed restriction violations.

- ii. TB noted that contractor yard signs and contractor trailers parked on the street have been observed at a few properties. TB will prepare an email to remind residents of yard sign deed restrictions and City ordinances concerning trailers parked on the street.
 - f. Welcome: No report.
- 6. Other Items:
 - a. The board determined that this year's Annual Meeting will be held on Tuesday, June 10th at 6:30 PM at the Monticello Library. At this year's Annual Meeting, there will be a vote to fill three positions on the Board of Directors currently occupied by PB, JC and CC. CR will contact residents that have previously expressed interested in serving on the board and PB will send an email to residents seeking candidates for the election. The slate of board candidates will be finalized at the May 13th board meeting, and advance voting via electronic ballot will begin in mid-May.
 - b. CR questioned if a Homes Association sponsored garage sale would be held in 2025 and, following a brief discussion, the consensus of the board was that there will not be an Association sponsored garage sale this year.
- 7. The next meeting is scheduled for Tuesday, May 13, 2025 at 6:30 pm at the Monticello Library.
- 8. The meeting was adjourned at 7:55 pm.