

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: April 14, 2026

Time: 6:30 p.m. – 8:00 p.m.

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: CR called the meeting to order at 6:36 p.m.

2. Roll Call:

Present:

Caitlin Rethorst – President (CR)	Tom Beckenbaugh – Vice President (TB)	Tammy Shepherd - Treasurer (TSh)	Christina Comiskey – Secretary (CC)
Ray Chandler (RC)	Matthew Myers (MM)	Megan Sheets (MS) - partial	

Absent:

David Leavitt (DL)	Tia Strait (TSt)		
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3. Resident Comments:

- a. Georgia Deming attended the first portion of the meeting as an observer.
- b. Joe Bellinger attended a portion of the meeting to request temporary use of the common-area south of his family's home for construction access to planned improvements in his rear yard. Board members noted concerns regarding maintaining safe access for residents using the nature trail in that area, restoring the common-area to its prior condition following completion of the project, and ensuring that any liability or claims arising from use of the common-area would be the responsibility of the resident.

4. Officer Reports:

- a. President:
 - i. CR noted that three Board member terms conclude in June; CC will send an email to residents notifying them of an upcoming election and inviting volunteers to run for the open positions.
 - ii. CR reported that a resident has again requested permission to plant trees in the common area adjacent to their property, a request previously denied in Fall 2025. The Board's consensus was to deny this second request.
- b. Vice President: No report.

- c. Secretary:
 - i. CC noted that the “Did You Know” newsletter feature outlining City ordinance requirements related to residential soliciting was omitted from the April newsletter and will appear in a future edition.
 - ii. CC recommended rescheduling the Board meeting currently set for Tuesday, May 12, to Wednesday, May 13, due to multiple board members with scheduling conflicts. The Board’s consensus was to move the meeting to May 13.
 - d. Treasurer:
 - i. TSh reported that two property owners have not yet paid their dues, including one property on Clairborne Road and one on 68th Terrace that is pending sale.
 - ii. TSh also reported that a portion of Association funds have been invested in an interest bearing account.
 - iii. TSh noted that insurance costs have increased by approximately \$500 compared to the 2025 renewal; given the limited alternatives, the Board’s consensus was to proceed with the renewal.
5. Committee Reports:
- a. Architectural: TB reported that one roofing application had been approved since the March meeting.
 - b. Directory: No report.
 - c. Family Programs and Social Events:
 - i. MS reported that the Easter Egg Hunt was very successful, with more than 40 children participating and approximately 1,000 candy-filled eggs hidden for the event.
 - ii. MS noted that approximately 130 residents have RSVP’d for the Cinco de Mayo event on Sunday, May 3, and that catering arrangements with Sombreros are being finalized. Residents will be asked to bring a side dish or dessert; TSh is making arrangement for beverages. CC will send an email to residents reminding them of the April 19 RSVP deadline.
 - iii. MS reported that the plans for the 4th of July parade are being developed and that ideas for a late-summer social event are being considered.
 - d. Maintenance:
 - i. CR noted that TSt has reported the spring application of chemical treatments for common-area landscaping is scheduled for mid-April.
 - ii. TB reported that he and RC recently reviewed the condition of the existing nature-trail bridge and are finalizing sketches for a replacement bridge so that bids can be solicited.
 - e. Restrictions Compliance: No report.
 - f. Website: No report.
 - g. Welcome: CR noted that arrangements are being finalized to deliver welcome packages to the families that have recently moved into the subdivision.

6. Other Items: MS will provide information about the June 12 and 13 neighborhood garage sale for inclusion in the May newsletter.
7. The next meeting is scheduled for Wednesday, May 13, 2026 at 6:30 p.m. the home of Janice and Ray Chandler.
8. The meeting adjourned at 7:53 p.m.