

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: August 8, 2023
Time: 6:30pm – 8:00pm
Location: Monticello Library
Notes by: Tom Beckenbaugh

- 1. Call to Order: JC called the meeting to order at 6:35 pm.
- 2. Roll Call :

Present:

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

- 3. Resident Comments: No residents were in attendance.
- 4. Officer Reports:
 - a. President: JC noted that in the course of recently reviewing a resident’s request for a fence on a corner lot it was determined that several other corner properties have fences encroaching into side yard setbacks in violation of the restrictions. Board members agreed that these property owners should be notified of the restrictions violation and stating that the violation would need to be addressed no later than when the property is sold. TB will prepare a letter for review.
 - b. Vice President: TB noted that the since the fireworks are now legal in the City of Shawnee that the Common Area Rules should be updated to prohibit the use of fireworks in common areas. TB made a motion, seconded by TSt to prohibit the use of fireworks in common areas and the motion passed unanimously. TB will update the Common Area Rules and send them to CR for inclusion in the updated directory.
 - c. Secretary: No report.
 - d. Treasurer: TSh reported in advance of the meeting that a resident on 67th Street recently joined the Association as a voluntary member; a total of 12 properties have been sold in ROH thus far in 2023; and that 2023 expenses to date are within budget in each category.
- 5. Committee Reports:
 - a. Architectural: TB reported that one roofing application is currently under review.

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- b. Directory: CR reported that the directory is ready for publication and will be available for distribution at the Fall Picnic.
- c. Maintenance:
 - i. TSt reported that a landscape architect in ROH has volunteered to prepare a master plan for new plantings in the area along Midland Drive, the area east Red Oak Drive at the storm channel by the Little Library, and at each subdivision entrance. The goal is to have the plan and plant material pricing available for discussion at the September meeting.
 - ii. TSt reported that a civil engineer volunteer in ROH inspected and prepared a certification of the common area detention basin as required by the City, noting that the City requires both the annual inspections by the Homes Association and certification by a professional engineer at 3 year intervals.
 - iii. TSt noted that board members JC, TB and TSt recently cut down three trees along Midland Drive and hauled off nine truck loads of debris to the City's storm debris drop off facility.
 - iv. TSt noted that maintenance efforts rely heavily on neighborhood volunteers; CC suggested that volunteers be recognized in the year end letter sent to all residents with the annual dues notice.
 - v. TSt reported that an RFP for next year's common area landscape maintenance is being developed and that 3 companies are interested in submitting a bid. TB suggested that the board consider whether or not the "ski slope" area should be mowed vs. allowing it to return to a natural state. TSt noted that the ski slope area currently being mowed by the Association is larger than the approximately 160 foot long common area property owned by the Association. Board members will consider the suggestion and discuss further at the September meeting.
 - vi. TSt noted that a permanent electronic file should be maintained for maintenance records such as the detention basin certification. TSh noted that there is a HOA shared Google drive that could be utilized.
- d. Restrictions Compliance:
 - i. TB reported that four properties are currently in violation of trash container storage restrictions and that each has been notified three times this year. Board members agreed that the restrictions should be enforced and that before legal action is considered these four property owners should be sent a fourth notice requesting voluntary compliance. TB noted that four other property owners in violation were contacted in July and immediately took action to comply with restrictions requirements for container storage.
- e. Social:
 - i. The Fall Family Picnic will be on Sunday, September 10th, 5:00 pm Knights of Columbus Park. YARDHOGS will cater the main dishes (2 meats and 3 sides). CR and Kelly Mason have planned numerous activities for children. A post card for the event will be mailed to all residents and PB will send an email to all residents reminding them of the event; with information on how to RSVP.

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- ii. The December Holiday Party has been scheduled for Thursday, December 7th and the space has been reserved at the Shawnee Civic Center.
6. Other Items: None.
 7. The next meeting will be on Tuesday, September 12th at 6:30 pm at the Monticello Library.
 8. The meeting was adjourned at 7:55 pm.