

**RED OAK HILLS HOMES ASSOCIATION, INC.**

Board Meeting Notes

Date: August 13, 2024  
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)	Tia Strait (TSt)		

Absent:

Carole Collyard (CC)	David Leavitt (DL)	Caitlin Rethorst (CR)	
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3. Resident Comments: None, however Rosemary Smith-Burton attended the meeting to listen to the discussion.
4. Officer Reports:
  - a. President: JC discussed a concern expressed by a resident regarding the “ski slope” common area behind their home and the board’s decision at the September 2023 meeting to no longer mow this steep slope and allow the area to return to a natural state. JC will send the resident an email outlining how the “ski slope” area differs from common areas that are mowed.
  - b. Vice President: TB reported that to date 52 households have submitted an electronic ballot for the 2024 election of board members and that another 81 ballots are needed to meet the requirement for at least 50% of member households submitting an electronic ballot. PB will send an email to residents reminding them to vote.
  - c. Secretary: No report.
  - d. Treasurer:
    - i. Prior to the meeting TSh reported that expenses to date in 2024 are within the overall budget . TSh also reported that a total of seven properties have been sold thus far in 2024.
    - ii. TSh reported she was informed that the supply of coffee mugs used to welcome new residents needs to be replenished. A motion was made by TSt and seconded by PB to authorize the purchase additional mugs. Following a brief discussion the motion passed unanimously.

- iii. TSh noted that 2025 is the final year of the multi-year contract with WM for trash/recycling/yard waste collection and that a significant increase in cost may occur once that contract expires. To assist with budget planning, TSh will contact WM to investigate the possibility and cost for a multi-year extension to the current contract.
5. Committee Reports:
- a. Architectural: TB reported that one replacement roof application has been submitted since the last meeting.
  - b. Family Programs and Social Events:
    - i. PB reported that CC has finalized catering arrangements for the October 6<sup>th</sup> Fall Picnic at the Knights of Columbus Park.
    - ii. Options for an early 2025 social event are still under consideration.
    - iii. Since no December holiday party is scheduled this year, board members agreed that CC can donate decorations used for previous holiday parties.
  - c. Maintenance:
    - i. TSt will contact the company that supplied the nature trail signs to obtain a cost for additional “hazard” signs along the trail and the cost for a “vehicles prohibited” sign to be placed near the common area access point by the Little Library.
    - ii. TSt presented two bids to repair a large area of erosion damage along the common area storm water channel. TSt will arrange for further discussions with the contractor that made similar channel repairs in early 2023.
    - iii. TSt noted that a volunteer work day will be scheduled this fall to remove the unkempt flower bed by the common area detention basin.
    - iv. TSt noted that the concrete pavement inside the Gate House is in disrepair and that a cost to replace the concrete will be obtained.
    - v. TB suggested that improving the condition of the turf and adding an irrigation system to the area surrounding the Little Library should be considered as a future capital improvements project.
  - d. Restrictions Compliance: No report.
  - e. Welcome: No report.
6. Other Items: The Annual Meeting is scheduled for August 25<sup>th</sup> at 2 PM in the Monticello Library Community Meeting Room. Immediately following the annual meeting, the new board will hold a brief meeting to elect officers for the next year. PB will email the meeting agenda to members.
7. The next meeting is scheduled for Tuesday, September 10<sup>th</sup> at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:55 pm.