

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: August 11, 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 6:30 p.m.

2. Roll Call:

Present:

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

3. Resident Comments: No residents attended the meeting.

4. Officer Reports:

- a. President: Triennial Engineer's Certification of the Detention Basin Update - TSt reported that an RFP had been issued to several civil engineers to provide the triennial basin inspection required by the City, with proposals due on August 17. Two proposals have been received to date: one at approximately \$800 and a second at approximately \$1,000. It was noted that the City's deadline for submitting the certification is October 1, and that if any deficiencies are identified by the selected civil engineer that require correction, these matters will need to be addressed promptly and a follow-up inspection by the engineer may be necessary. TB made a motion, seconded by CC, to authorize TSt to award the inspection work to the most responsive and cost-effective bidder, up to a cost of \$800. Following clarification that any follow-up inspections would not be included within the \$800 maximum, the motion passed unanimously. MM will check the detention area to determine whether any significant changes in the condition of the basin have occurred since the last report was prepared in September 2025.
- b. Vice President: No report.
- c. Secretary: CC reported that the Monticello Library Second Floor meeting room has been reserved for the September meeting.
- d. Treasurer: Prior to the meeting TSh reported expenditures for the month of July 2026 and noted three property transactions thus far in 2026, with one transaction to occur later in August.

5. Committee Reports:

- a. Architectural: TB reported that one roofing application originally approved for an entry addition was recently amended to replace the entire roof.
- b. City of Shawnee Liaison: GD reported that at its August 10 meeting the City Council repealed the ordinance permitting the sale and use of fireworks within City limits and approved a housing project on Renner Road near 79th Street.
- c. Directory: No Report.
- d. Family Programs and Social Events:
 - i. Fall Picnic: MS noted that the picnic is scheduled for Sunday, October 11 and that a postcard with event details will be sent to residents. CC noted that signs will be posted at the subdivision entrances on September 12 reminding residents to RSVP by September 27. MS will coordinate with Board members who can provide pop-up canopies. MS further reported that arrangements have been made for the balloon artist and face painting, and that visits from the police department and the fire department are under consideration.
 - ii. Halloween Parade: MS noted that the parade is being planned for the morning of Saturday, October 31.
- e. Maintenance:
 - i. TSt reported that an RFP was issued to three firms to obtain bids for constructing an alternative to the recently decommissioned bridge crossing the storm-water channel along the nature trail. The proposed alternative involves creating a natural pedestrian channel crossing using a stair-step design that descends into the channel and ascends the opposite bank, reusing the large limestone blocks and 6×6 timbers from the former footbridge. Only one bid was received, in the amount of approximately \$4,000. As it relates to the future of the nature trail and possible solutions to address several concerns, TB noted, based on site observation while reviewing the proposed crossing with the bidder, that due to existing terrain, trail realignment may not be achievable near the southeast corner of 6817 Red Oak Drive. RC noted a concern regarding the safety of the alternative channel crossing during periods of heavy rain when fast-moving water may flow through the channel, stating that both property-boundary considerations and crossing safety should be addressed before awarding a contract for the proposed crossing. CR indicated that consideration of the proposed channel-crossing alternative, along with discussion of the future of the nature trail, would be deferred to the September meeting.
 - ii. TSt suggested enlisting volunteers to remove honeysuckle and overgrown vegetation at the 70th and Elmridge entrance and to clean mailboxes. It was agreed that discussion regarding volunteer assistance for these maintenance tasks would be deferred until the September meeting, when the Board plans to discuss the future of the nature trail and related volunteer efforts.

- iii. GD noted that the State of Kansas has recently designated Amur honeysuckle as a noxious weed, requiring private property owners to control and eradicate the plant. TB noted that the Missouri Extension Service provides detailed guidance on effective eradication methods.
 - iv. TSt reported that some plants at the Midland Drive subdivision entrance have been infested with bagworms and that TruGreen will be contacted to apply a pesticide treatment.
 - f. Restrictions Compliance: TB reported that a small number of residents are not complying with trash and recycling container storage requirements despite several reminders. TB also noted that a few residents are still displaying candidate signs from the August 4 election, and that a reminder to remove them will be sent.
 - g. Website: MM reported that research is ongoing to identify cost-effective options for updating the website that include a protected-access neighborhood directory.
 - h. Welcome: CR noted that she has discussed with GD the approach to welcoming new residents. CR stated that new residents should be advised if their property is subject to deed restrictions, noting some confusion regarding which properties are covered. TB noted that a Restrictions Map is available on the Association website and will send the link to GD.
6. Other Items: None.
7. The next meeting is scheduled for Tuesday, September 8th at 6:30 p.m. at the Monticello Library in the Second Floor Meeting Room.
8. The meeting adjourned at 7:30 p.m.