

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: July 11, 2023

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:39 pm.
2. Roll Call :

Present:

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

3. Resident Comments: No residents were in attendance.
4. JC proposed and board members agreed on the following committee assignments:
 - a. Architectural: TB, RC and JC
 - b. Audit: DL
 - c. Directory: CR
 - d. Maintenance: TSt
 - e. Nominating: All board members.
 - f. Restrictions Compliance: TB and DL
 - g. Social: CC and PB
 - h. Website: JC will contact Nick Jianas to determine if he is willing to continue.
 - i. Welcome: PB
 - j. Young Resident Program: CR
5. Committee Reports:
 - a. Architectural: TB reported that a new resident is interested in installing a fence on their corner lot and that the committee is assisting this resident comply with property restrictions that place limitations on corner lot fences.

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- b. Directory: CR reported that the directory will be ready for publication after front and back cover artwork is provided. TB suggested that an electronic draft be distributed to board members for final review and suggested that the new directory be distributed at the Fall Picnic.
- c. Maintenance:
 - i. Resident concerns regarding the delay in installing new landscaping along Midland Drive east of Red Oak Drive was discussed. TSt noted that, as discussed at the May board meeting, due to the dry weather this Spring plans to install low maintenance plant materials along Midland Drive, at subdivision entrances and in other common areas has been deferred until the fall. TB suggested that a master plan be developed before investing in new plantings and made a motion that the Association engage the services of a qualified individual or entity to develop a comprehensive landscaping plan for the area along Midland Drive, the area east Red Oak Drive at the storm channel by the Little Library, and at each subdivision entrance, with the plan to include recommendations for plant material, mulching and any new irrigation. The motion was seconded by RC and passed unanimously.
 - ii. JC reported that the City requires the common area detention basin be inspected yearly by the Association and be certified every third year by a professional engineer. The City requires both the annual inspections and certification at 3 year intervals be submitted to the City. The certification must be submitted before October 1st. JC noted that arrangements have been made to have a qualified Red Oak Hills resident provide the certification.
- d. Restrictions Compliance:
 - i. TB reported that there are currently eight properties in violation of trash container storage restrictions. Four of the eight property owners were notified twice earlier this year and remain in violation, these four property owners will be sent a third notice. The remaining four property owners will be contacted and reminded of container storage requirements.
 - ii. It was noted that one property in Red Oak Hills may be being used as an Airbnb in violation of restrictions prohibiting short term rentals. Further investigation is needed before the board takes action.
- 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). Residents will be asked to bring additional side dishes and desserts based on odd/even street addresses. CR will coordinate with Kelly Mason to arrange activities for children.
 - ii. The December Holiday Party will be scheduled for Tuesday, December 12th if the Civic Center space is available; if not an alternate date of December 5th will be planned. In an effort to increase attendance the event will begin later than last year's event.

6. Other Items: None.

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7. The next meeting will be on Tuesday, August 8th at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 8:00 pm.