

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: April 12, 2022

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:36 pm.

2. Roll Call :

Present:

Jay Carlson – President (JC)	Tom Beckenbaugh – Vice President (TB)	Kelly Mason – Secretary (KM)	Nick Geib – Treasurer (NG)
Carole Collyard (CC)	Gary Turner (GT)		

Absent:

Denise Beatty (DB)	Joe Bellinger (JB)	Mark Jeffers (MJ)	
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3. Resident comments: Hue and Un Nguyen attended the meeting, but did not express any concerns requiring Board action.

4. Officer Reports

a. President: JC noted that the Board's work continues to have a positive impact on the neighborhood.

b. Vice President:

- TB reported that a law firm has been identified to provide legal advice related to proposed changes to the Bylaws and proposed changes to the deed restrictions, and made a motion that the Association retain this firm. The motion was seconded by KM. Following discussion, the Board approved the motion with 5 votes in favor and GT abstaining.
- FAQs: The "Frequently Asked Questions" documents have been distributed to residents via email. KM will confirm that the FAQs have been posted on the website.

c. Secretary: KM noted that the website is up to date and that a presentation concerning the proposed new website is being planned for the August board meeting. The goal remains to launch the new website in 2022.

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- d. Treasurer: NG reported that 2022 dues have been collected from all properties, except for three property owners; arrangements for payment by two property owners is in place and GT agreed to contact the third. NG also reported that the dues payment has been received from the resident on Clairborne Road that was unaware that HOA membership is tied to their property.

5. Committee Reports

- a. Nominating : Current board terms for JC, CC and GT end in June. JC is developing a slate of candidates for the June election. NG reported that he will pass the treasurer duties to another board member following the June election.
- b. Architectural/Roofing: TB reported that two roofs have been replaced since the last board meeting, one roof on Red Oak Drive covered by the restrictions and a second on Millcreek Road not covered by the restrictions.
- c. Recreation/Social:
 - It was agreed that one Garage Sale will be held this year and it will be held on June 10th and 11th. KM will make arrangements to have a notice posted in the May and June newsletters. CC will take the lead coordinating the garage sale flyer; JC will place signs at the neighborhood entrances.
 - The Annual Meeting is scheduled for 1:30 pm on June 26th and will be held at the Monticello Library, if the space is available.
 - A family picnic will be held in the fall; a date will be determined once the KC Chiefs schedule is released.
 - CC and KM will investigate options to hold a kid friendly December Holiday event. It was agreed that the Association will cover all cost of the event.
- d. Maintenance:
 - Prior to the meeting JB notified board members that the 2022 common area maintenance contract is in place and that he continues to work on developing a process to prioritize maintenance requests.
 - CC noted that the City has indicated that the protective chain link fence at the storm pipe on the east side of the street near 6913 Red Oak Drive is owned by the City. TB suggested that the Association send a letter to the City documenting concerns about the fence condition.
- e. Audit: No report.
 - TB noted that the Bylaws require the annual audit report to be completed prior to the annual meeting and suggested that the report be presented to the Board at the May board meeting. NG will follow-up with MJ.
- f. Welcome: No report.

g. Bylaws Amendments:

- TB noted that although it was anticipated that the proposed Bylaws revisions would be posted on the website in advance of a neighborhood forum planned for late April that the posting of the revisions and neighborhood meeting should be postponed until a legal review of the proposed revisions has been completed. TB will coordinate the legal review with a goal of completing the review and posting the proposed revisions in April, convening a neighborhood forum in May and holding a vote on the Bylaws revisions at the June annual meeting.
- Declaration of Servitude (DOS) Program- At the March meeting it was proposed that a letter be sent to residents that voluntarily pay dues with information explaining the DOS program. JC has prepared a draft letter and TB has prepared a draft of Frequently Asked Questions about the DOS program, both of which have been sent to DB for review and editing. It is anticipated that the DOS program will be a topic of discussion at the neighborhood forum.

h. Restrictions:

- TB noted that the April newsletter included a reminder that current deed restrictions require trash containers to be stored within the residence. The next step is to send an email and letter to addresses that continue to store containers outside their home reminding them of this restriction.

i. Directory: DB previously reported that the directory will be integrated into the new website planned for a late 2022 launch.

6. Other Items: None discussed.

7. The next meeting is scheduled for Tuesday, May 10th, 2022 from 6:30 - 8:00 pm at the Monticello Library.

8. The meeting was adjourned at 7:53 pm.