

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: August 9, 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)	Pam Baur – Secretary (PB)	Tammy Shepherd - Treasurer (TSh)
Carole Collyard (CC)	Tia Strait (TSr)		

Absent:

David Leavitt (DL)			
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Association members also present: Gary Turner and Emily O'Shea

3. Resident Comments:
 - a. Gary Turner and Emily O'Shea stated that the nature trail requires maintenance and requested the Board add trail maintenance to the mowing contract, noting that it has become overgrown and that there are some areas that have eroded. TSr noted that she is aware of the issues, and will organize a volunteer effort this fall to cut out the overgrowth; Emily offered to participate in this effort. TB suggested that perhaps some of the aggregate washout in the storm channel could be used to fill in eroded areas.
 - b. Gary noted that a directional sign on the trail is missing and should be replaced. TSr will follow up.
 - c. Gary noted that the library box is in disrepair. TB agreed to review and repair.
 - d. Gary also reported that the flagpole at the entrance off Midland Drive is in disrepair, recommended that the flagpole be replaced and reviewed a proposal that he obtained for both 20 foot tall and 25 foot tall poles. JC stated that three proposals should be obtained, preferably before the September board meeting so costs can be incorporated into FY 2023 budget planning. CC agreed to obtain another proposal for comparison. TB suggested that all proposals include installation plus removal and disposal of the current pole.

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4. Officer Reports:

a. President:

- i. JC reported that Joe Bellinger and Board Secretary Kelly Mason have recently resigned from the Board so there are two open seats to fill. TB noted that the Bylaws allow the Board to appoint persons to the Board to serve until the next election. It was agreed that PB would send an email residents notifying them of the resignations and seeking two volunteers to serve. TB agreed to prepare a draft email for JC review.
- ii. JC noted that PB has agreed to serve as Board Secretary. Thereafter, a motion was made by TB and seconded by CC, and PB was unanimously elected to serve as Board Secretary.
- iii. JC reported that TSr has agreed to serve as the Maintenance Coordinator.

b. Vice President: TB provided an update on the status of the revisions to the restrictions as described below.

c. Secretary: No report.

d. Treasurer:

- i. TSh reported that 2022 dues have been collected from all property owners and that two additional residents have joined the Association as Voluntary Members.
- ii. TSh also reported that three properties have sold since June.
- iii. TSh reported that the monthly cost of the storage facility has increased to \$1,080 annually. JC and TSh noted that a review of what is in storage is needed.

5. Committee Assignments / Reports

a. Architectural/Roofing (TB): No update.

b. Audit: Currently unassigned.

c. Declaration of Servitude (DOS) Program: JC indicated that DL will be asked to work with Gary Turner on this program. Gary indicated that he would like to send a letter via US Mail to Voluntary Members describing the benefits of a DOS, and asking them to consider signing a the document. Gary stated the letter would include a copy of the Frequently Asked Questions document concerning the DOS program. TB suggested a more marketable label for the program might be more persuasive.

d. Directory: JC noted that preparation of a new neighborhood directory is underway and distribution is being planned for early 2023. JC reported that so far there have been 153 responses to the directory information request.

e. Maintenance: TSr reported the following:

- i. Mailbox pad replacement – three proposals for this work will be sought. TB suggested that the proposals also include the placement of the concrete pad in the severely eroded area along the storm channel in the green space.
- ii. Tree trimming and cedar tree removal along Midland – three proposals for this work will be sought and a plan for new plantings will be developed.

f. Place Entrance Signs: Currently unassigned.

g. Nominating: Currently unassigned.

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h. Restrictions Amendments:

- i. TB reported that following a thorough legal analysis by the Association's attorney it has been confirmed that changes to the restrictions can be voted on, and take effect this year.
- ii. TB reviewed the list of proposed changes, which were provided to the Board for review in advance of the meeting. TB noted that in addition to changes originally proposed in a March 2021 survey, additional changes suggested by the Board were included. The proposed changes include: a) disallowing short term rentals such as Airbnb; b) allowing small sheds in the rear of a property; c) allowing a vote to change approved roofing materials anytime after five years has passed since the previous vote; d) allowing roof mounted solar panel installations; e) allowing rain barrels; f) allowing the exterior storage of trash and recycling containers; g) clarifying ambiguous language regarding when the restrictions can be changed; and h) allowing the Homes Association the right to recover attorney's fees in connection with legal actions related to restrictions enforcement.
- iii. TB noted that approval by the HOA's Architectural Committee would be required before a property owner could add a shed, install solar panels or add a screen to conceal trash containers stored outside a home. TB distributed the attached sample application that the Committee could use to review such requests.
- iv. TB noted that following a legal review of recording documents that residents could vote on changes this fall, and distributed the attached proposed schedule.
- v. TSt made a motion, seconded by CC to: a) move forward with notifying residents this month of the proposed changes and that a vote is planned for this fall, and b) have the Association's attorney review the draft documents that have been prepared for voting and eventual filing with the County if the residents vote in favor of the changes. The motion was passed unanimously. TB will follow up on these actions.

i. Social:

- i. The Family Picnic will be at the Knights of Columbus Park on Sunday, September 25th beginning at 4 pm. Kid friendly activities are being planned. The cost of the entrée and sides will be provided by the Association and residents will be asked to bring appetizers and desserts.

j. Website: No update.

k. Welcome: No update.

6. Other Items: None.

7. The next Board meeting is scheduled for Tuesday, September 13th, from 6:30 - 8:00 pm at the Monticello Library.

8. The meeting was adjourned at 7:56 pm.

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TRASH CONTAINER SCREEN APPLICATION
RED OAK HILLS SUBDIVISION

Date: _____ Applicant Name: _____

Property Address: _____

Applicant Phone Number and Email Address: _____

This application represents the above Property Owner's request to store trash containers on the exterior of the residence behind an approved screen on the above named property.

Included with this application is an illustration showing the proposed screen location and configuration, and a description of the proposed screen height, length and width, and proposed screen materials.

By signature below, Property Owner(s) affirm that to the best of its/their knowledge, information and belief, the proposed container screen complies with applicable property restrictions, and Property Owner(s) agree that trash containers will not be stored on the exterior of the residence until the Property Owner(s) are in receipt of an approved application signed by three members of the Architectural Committee of the Red Oak Hills Homes Association, Inc and the screen has been installed.

PROPERTY OWNER(S):

|

Date: _____

Date: _____

Deliver completed Application to Tom Beckenbaugh, Architectural Committee Chair, Phone 913-268-3153. Email: vicepresident.redoakhills@gmail.com

Date received for Architectural Committee review: _____

Committee Review Checklist:

- _____ Proposed screen is located behind the front line of the residence and is not in the side yard of a corner lot between the building line and the adjacent street.
- _____ Proposed screen is configured so trash containers will not be visible from the adjacent sidewalk's) or street(s), or adjacent lot(s).
- _____ Proposed screen is made of wood or composite materials and/or dense evergreen landscaping.
- _____ Proposed screen is compatible with the exterior of the residence and has acceptable visual characteristics.

Based on its limited review of this Application, the Architectural Committee of the Red Oak Hills Homes Association, Inc. approves the Property Owner(s) request, understanding, however, that the Property Owner(s) assumes full responsibility for compliance with building codes, City ordinances and applicable property restrictions.

ARCHITECTURAL COMMITTEE MEMBERS:

Date: _____

Date: _____

Date: _____

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RESTRICTIONS AMENDMENT TIMELINE

	2022											
Task	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Review Results of March 2021 Survey												
Determine When Changes Can Be Implemented												
Establish List of Proposed Changes												
Draft Restrictions Text												
Legal Review of Restrictions Text												
Board Review Restrictions Text												
Draft Recording Documents												
Proof / Finalize Recording Documents												
Legal Review of Recording Documents												
Post Proposed Changes to Restrictions on Website												
Notify Residents of Proposed Changes												
Post Recording Documents on Website												
Resident Voting												
Board Executes Filing Documents												
File Recording Documents w/ Register of Deeds												