

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

Board Meeting Notes

Date: March 8, 2022  
Time: 6:30pm – 8:00pm  
Location: Monticello Library  
Notes by: Tom Beckenbaugh

- 1. Call to Order: JC called the meeting to order at 6:31 pm.
- 2. Roll Call :

Present:

Jay Carlson – President (JC)	Tom Beckenbaugh – Vice President (TB)	Nick Geib – Treasurer (NG)	
Denise Beatty (DB)	Carole Collyard (CC)	Gary Turner (GT)	

--	--	--	--

- 3. Resident comments: Jonathon Oufnac attended the meeting, but did not express any concerns requiring Board action.
- 4. Review of Action Items from the February 8th Meeting.
  - a. Discussions with the resident on Elmridge regarding joining the HOA. - No update, JB to inform this resident that paying HOA dues does not add any property restrictions.
  - b. JC and GT will meet with the resident on Clairborne Road before the April 12th meeting to discuss the requirement for HOA membership tied to this property.
  - c. FAQs: The “Frequently Asked Questions” documents have been finalized and will be distributed to residents via email with a President’s Message. The FAQs will also be posted on the website and included in the new resident welcome packet. A neighborhood meeting will be held in late April to review the FAQs, address other resident questions and also discuss proposed revisions to the Bylaws.
- 5. Officer Reports
  - a. President: JC distributed the attached list listing accomplishments since the new Board was elected in mid November.
  - b. Vice President: No report
  - c. Secretary: No report.

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

Board Meeting Notes

March 8, 2022

Page 2

d. Treasurer:

- Following up on the February meeting discussion, NG reported that an insurance quote for the increasing the structures coverage before the April renewal date was previously distributed to the Board, as well as a quote for both the Gold level and Platinum level insurance programs. It was agreed not to proceed with increasing the structures coverage before the renewal date due to the premium cost for a short duration. Following discussion on the program options for the April 2022 renewal, TB made a motion, seconded by DB, to proceed with the Platinum program. The motion was unanimously approved.
- NG reported that the 2022 dues have been collected from all properties, except for 5 with special circumstances.

6. Committee Reports

- a. Nominating : Current board terms for JC, CC and GT end in June. GT will leave the Board at the end of his current term but is interested in continuing to volunteer to serve on the Welcome committee, and continue work on Declaration of Servitudes and the Veterans Day ceremony activities. JC is working to identify a slate of candidates for the June election.
- b. Architectural/Roofing: TB reported that no new roofing applications have been received and asked that Board members contact him if they become aware of any roofing activity.
- c. Recreation/Social:
  - JC noted that an Easter Egg Hunt is being planned for April 9<sup>th</sup>, with an April 16<sup>th</sup> rain date.
  - CC will investigate the option of holding the December Holiday event at the nearby Holiday Inn.
  - It was agreed that the June Annual Meeting will be held at 1:30 pm on June 26<sup>th</sup> and that it will not include a picnic. The Annual Meeting will be held at the Monticello Library, if the space is available. The picnic will be held in the fall; a date will be determined once the KC Chiefs schedule is released.
- d. Maintenance: No report.
  - CC noted that the protective chain link fence at the storm pipe on the east side of the street near 6913 Red Oak Drive is in poor condition and is a safety hazard. GT noted his recollection that a proposal to replace this deteriorated fence with a black powder coated fence had been discussed by the previous board. TB will email a note to JB.
- e. Audit: No report.
- f. Welcome: No report.

g. Bylaws Amendments:

- Comments on the final draft of proposed Bylaws revisions previously distributed to Board members were discussed. TB noted that the proposed Bylaws revisions modernize the Bylaws to allow for electronic communications and electronic voting, and update the Bylaws to comply with the Kansas Uniform Common Interest Owners' Bill of Rights Act. Regarding electronic notification for meetings, CC reminded the Board that not all residents have computer access. To address this concern it was agreed that the new Event Signs will be posted at the entrances to Red Oak Hills to remind residents of the Board and Annual meetings. Regarding any changes to the definition of Association membership and the composition of the Board, it was agreed that restricting membership in the Association to only permanent members and restricting which residents should be eligible to serve on the Board of Directors should be determined by Association members and not the Board. Accordingly, it was agreed that the proposed Bylaws revisions will be posted on the website and that a neighborhood forum will be held in late April to solicit neighborhood feedback. Thereafter, the proposed revisions will be finalized and scheduled for a vote at the June Annual Meeting.
- Declaration of Servitude (DOS) – There are currently 55 residents that pay dues voluntarily that have not signed a DOS and many may be interested in signing this document to become permanent members of the Association. DB suggested that a program be developed to inform these residents about the DOS and that the benefits be discussed at the April neighborhood meeting. This program may include a letter to these residents with information explaining the DOS, such as a FAQ document. JC and TB will collaborate with DB and GT on this initiative.

h. Restrictions:

- TB noted that the Board has a duty to enforce deed restrictions, including the restriction requiring trash containers to be stored inside residences, as was discussed at the February meeting. DB and TB will work together on a program to remind residents of this restriction. This program may begin with a reminder in the newsletter that current deed restrictions requires trash containers to be stored within the residence, and followed up by an email and then a handbill distributed to addresses that continue to store containers outside their home.

i. Directory: DB reported that the directory will be integrated into the new website planned for a late 2022 launch. TB noted that in a previous meeting it was suggested that hard copies of the directory be made available to residents without computer access.

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

Board Meeting Notes

March 8, 2022

Page 4

7. Other Items: None discussed.
8. The next meeting is scheduled for Tuesday, April 12th, 2022 from 6:30 - 8:00 pm at the Monticello Library.
9. The meeting was adjourned at 8:57 pm.

## Red Oak Hills Recent Board Accomplishments

New board accomplishments since 1<sup>st</sup> meeting in December, 2021

- 1) Published agenda before board meetings.
- 2) Residents are notified in advance of board meetings.
- 3) Meeting notes are taken at board meetings and posted to the website.
- 4) Insurance is in the process of being upgraded via agent advice.
- 5) Compliance with Roofing Restrictions is being monitored.
- 6) Revisions to the Bylaws are being prepared for a June vote.
- 7) ROH maintenance providers being hired are required to have proof of insurance.
- 8) Website has been updated and research is underway to implement a new website for 2023.
- 9) Development and published Common Ground Rules.
- 10) ROH hosted a very successful Holiday Party for our children.
- 11) Board has prepared a "Frequently asked questions about Red Oak Hills" for subdivision distribution.

Note: Treasurer is fabulous. Thank you Nick! The entire nine - member Red Oak Hills board should be pleased with your performance. Congratulations and thank you.

Quote of the day:

"My interest is in the future as I am going to spend the rest of my life there." ---- Charles Kettering