

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: September 13, 2022

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:35 pm.

2. Roll Call :

Present:

Jay Carlson – President (JC)	Tom Beckenbaugh – Vice President (TB)	Pam Baur – Secretary (PB)	
Carole Collyard (CC)	Tia Strait (TSt)	David Leavitt (DL)	

Absent:

Tammy Shepherd - Treasurer (TSh)			
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Association members also present: Gary Turner, Roger Bellas and Allen Rosenbaum

3. Resident Comments:

- a. Gary Turner distributed three proposals he had obtained to replace the existing 20 foot tall telescoping flagpole at the Red Oak Drive entrance at Midland with a new 20 foot single piece tapered flagpole.
 - i. The least costly proposal included installation however it did not include removal and disposal of the current pole and foundation.
 - ii. It was agreed that it is preferable to remove the exiting pole and place the new flagpole in the same location.
 - iii. DL will research how best to remove the existing pole and foundation. TB will contact the supplier to confirm the pole material and finish. TSt will review what is needed to protect the rose bushes around the existing pole.
 - iv. The desire is to have the new flagpole installed before Veteran's Day.
 - v. TSt made a motion, seconded by DL, that after it has been determined how to remove the existing pole/foundation, the pole material/finish has been confirmed and method of plant protection has been determined to proceed with the purchase and installation of a new pole at an installed cost not to exceed \$1,700. The motion was approved unanimously.

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4. Officer Reports:
 - a. President: No report.
 - b. Vice President: TB provided an update on the status of the restrictions vote as described below.
 - c. Secretary: No report.
 - d. Treasurer: Prior to the meeting TSh reported that the contents of the storage facility should be sorted and a more economical method of storing important documents and other items should be considered.

5. Committee Assignments / Reports
 - a. Architectural/Roofing (TB): TB noted that no roofs have been replaced since the August meeting.
 - b. Audit: DL agreed to lead the annual audit of the financial records as required by the Bylaws.
 - c. Declaration of Servitude (DOS) Program: DL will be developing ideas on how to communicate to the 69 lot owners that are not required to be members of the Association the benefits of signing a DOS, perhaps including an incentive of some kind. This group of 69 lot owners includes 28 lot owners with no deed restrictions and another 41 lot owners with deed restrictions that do not require membership in the Association. TB suggested a more marketable label for the program should be considered
 - d. Directory: PB indicated that at the fall picnic residents will have the opportunity to confirm their name/address information.
 - e. Maintenance:
 - i. Mailbox pad replacement – TSt has met with several contractors and is obtaining multiple proposals. One proposal has been received thus far, but does not 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 – TSt has met with several arborists and is obtaining multiple proposals for tree trimming and removal. One proposal has been received thus far. The cedar trees are infested with insects and should be removed or perhaps can be treated. Residents along Midland will be notified before any trees are removed.
 - f. Place Entrance Signs: JC will place signs at the entrances reminding residents to turn in ballots for the restrictions vote.
 - g. Nominating: Currently unassigned.
 - h. Restrictions Amendment Vote: TB reported that voting information was distributed to residents on August 31st and thus far about 20% of the ballots have been returned. Based on the voting pattern so far, a response rate of approximately 70% is required for all of the proposed changes to be approved.

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- i. Social:
 - i. The Family Picnic will be at the Knights of Columbus Park on Sunday, September 25th beginning at 5 pm. Attendance is expected to be approximately 100 persons. Several Board members will assist CC to assist with logistics.
 - j. Website: No update.
 - k. Welcome: No update.
6. Other Items: None.
7. The next Board meeting is scheduled for Tuesday, October 11th, from 6:30 - 8:00 pm at the Minsky's Pizza.
8. The meeting was adjourned at 7:57 pm.