

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: December 12, 2023

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:30 pm.

2. Roll Call :

Present:

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

3. Resident Comments: No residents were in attendance.

4. Officer Reports:

- a. President: JC thanked the board for their volunteer work in 2023 and noted that a letter listing numerous activities and accomplishments will be included with the 2024 dues notice sent to Association members.
- b. Vice President: No Report.
- c. Secretary: No report.
- d. Treasurer:
 - i. In advance of the meeting TSh reported that overall 2023 expenses are tracking within budget. TSh also reported that 15 properties sold in 2023 with 10 of the sales from January-June and five since July, noting that this was the highest number of home sales since 2020 when 19 properties were sold.
 - ii. TSh presented the attached final draft of the proposed FY 2024 budget with the 2024 dues remaining at \$345 per property. A motion was made by TSt and seconded by DL to approve the budget; the motion passed unanimously. PB will email a copy of the 2024 budget to Association members by December 15th.
 - iii. TSh will mail 2024 dues notices to Association members in early January. TSh noted that in the past some Association members expressed interest in paying dues electronically; accordingly TSh will explore electronic payment options with the understanding that any transaction costs will be paid by members that pay electronically.

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5. Committee Reports:
 - a. Audit: DL and TSh will schedule the annual audit for February 2024.
 - b. Architectural: TB reported that no applications for roofs, solar panels or trash container barriers have been received since the November board meeting.
 - c. Family Programs and Social Events:
 - i. Approximately 70 to 80 residents attended the December 7th Holiday Celebration at the Shawnee Civic Center, with only a few children in attendance. Due to the relatively high cost per attendee for this event, options for alternative 2024 programs / events that may have greater levels of participation will be discussed at future meetings.
 - ii. DL reported that Gary Turner has requested that the board identify a new volunteer to coordinate the annual Veterans Day event.
 - d. Maintenance:
 - i. TSt presented three proposals for 2024 landscape maintenance for discussion. One of the proposals appeared to be more favorable than the others. TSt will solicit a proposal from one additional company and the award of a contract for the 2024 landscape maintenance will be discussed at the next board meeting.
 - ii. TSt reviewed costs to remove a large tree at the Elmridge and 70th Street entrance and to grind tree stumps in several locations. DL made a motion, seconded by CC to approve the proposed expense. The motion passed unanimously.
 - iii. At the next board meeting TSt will present plans for spring 2024 landscape plantings at subdivision entrances and adjacent to the storm channel fencing near the Little Library.
 - e. Restrictions Compliance: TB noted that the resident previously in violation of restrictions concerning the storage of trash containers is now in compliance.
 - f. Welcome: PB reported that of the 15 property sales in 2023, all but three new residents have been contacted by the welcome committee.
6. Other Items:
 - a. TSh reported that a Red Oak Hills Facebook page was welcoming new residents that are not actually new residents; CR noted that these individuals could be residents that were new to the Facebook page. It was noted that the administrator of the Facebook page is a resident volunteer and that the page is not managed by the board.
 - b. CC noted that she plans to retire from the board in 2024; board members will identify a resident volunteer to fill the position until the board election at the 2024 annual meeting.
7. The next meeting is currently scheduled for Tuesday, February 13th at 6:30 pm at the Monticello Library, but might be rescheduled to be on Tuesday, February 6th at another location TBD.

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8. The meeting was adjourned at 7:57 pm.

	2024 Budget	% of budget
Dues	\$ 89,110	
Transfer Fees & Interest	\$ 500	
Total	\$ 89,610	
CapEx	\$ 10,000	11.4%
Electric	\$ 400	0.5%
Legal	\$ 1,000	1.1%
Insurance	\$ 2,200	2.5%
Maintenance	\$ 25,000	28.6%
Office Supplies	\$ 1,750	2.0%
Trash & Recycling	\$ 50,063	57.3%
Social	\$ 8,000	9.1%
Storage Rental	\$ -	0.0%
Water	\$ 2,300	2.6%
Website	\$ 150	0.2%
Welcome	\$ 100	0.1%
Total	\$ 100,963	
Net Profit (Loss)	\$ (11,353)	
Cash Reserve for contingencies & replacements		\$ 42,463
Projected Checking Balance 12/31/23	\$ 23,000	
Projected Money Market Balance 12/31/	\$ 19,463	