

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: December 10, 2024

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)	Pam Baur – Secretary (PB)	Tammy Shepherd - Treasurer (TSh)
Ray Chandler (RC)	David Leavitt (DL)	Caitlin Rethorst (CR)	

Absent:

Carole Collyard (CC)	Tia Strait (TSt)		
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3. Resident Comments: No residents attended the meeting.

4. Officer Reports:

a. President:

- i. JC will check on the status of work previously authorized to have Mascote Landscaping remove sediment buildup in the storm water channel just east of Red Oak Drive and the status of work authorized to cast large rocks in concrete where erosion has occurred along the storm water channel upstream of the dam.
- ii. JC reported that he recently became aware that Association members can drop off yard waste (leaves, grass clippings, branches no larger than 3 inches in diameter and 4 feet long) at the Johnson County Landfill free of charge once each week. TSh mentioned that information on the process to have WM pickup large items has been posted on Facebook. PB offered to provide the large item pickup and yard waste drop off information to all residents via email and include a reminder that curbside yard waste is not routinely collected by WM during the months of January and February, but is available on an on-call basis.
- iii. JC noted that a holiday decorations contractor who provides services to some residents installed holiday lights at the Midland Drive entrance gate house free of charge again this year.

- iv. JC and TB will use a metal detector to try and locate the corner pins of private lots adjacent to the east end of the nature trail so that possible trail encroachments onto private property can be identified. If necessary, the trail alignment will be moved to be entirely within the common area boundary.
 - b. Vice President: No report.
 - c. Secretary: No report.
 - d. Treasurer:
 - i. Prior to the meeting TSh reported that overall expenses for FY 2024 are within budget and that a total of nine properties have been sold in 2024.
 - ii. TSh noted that the 2025 dues invoices will be sent in late December or early January and that the invoices will include a request for each resident to confirm the accuracy of their information in the current neighborhood directory. JC will prepare a year end letter to be included with the dues mailing.
5. Committee Reports:
- a. Architectural: TB reported that one resident inquired about fencing restrictions in the subdivision.
 - b. Audit: TSh noted that the next financial audit will be scheduled for late February 2025.
 - c. Directory: JC noted that an updated directory is planned for summer 2025.
 - d. Family Programs and Social Events:
 - i. RC will obtain pricing from a local restaurant to have Mexican food catered at the May 4, 2025 Cinco de Mayo social event planned at the Knights of Columbus Park.
 - ii. CR will prepare a survey to solicit ideas for young adult social events.
 - e. Maintenance: Prior to the meeting TSt distributed an estimate to furnish and install five nature trail signs. The consensus of the board was to defer this work until spring 2025.
 - f. Restrictions Compliance: No report.
 - g. Welcome: No report.
6. Other Items: None.
7. No meeting is planned for January 2025. The next meeting is scheduled for Tuesday, February 11, 2025 at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:05 pm.