

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: February 13, 2024

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:34 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) | David Leavitt (DL) | Caitlin Rethorst (CR) | Tia Strait (TSt) |
| Absent: Carole Collyard (CC) | | | |

3. Resident Comments: No residents were in attendance.

4. Officer Reports:

- a. President: JC reported that he recently met with 8 of the 10 property owners in Red Oak Hills that are not members of the Association to discuss the advantages of membership and encourage them to become voluntary members. JC stated that he will follow-up with these residents.
- b. Vice President: No report.
- c. Secretary: No report.
- d. Treasurer: TSh reported that currently 78% of residents have paid their dues, noting that the February 15th deadline is quickly approaching. TSh noted that approximately 15 members took advantage of the new option to pay their dues electronically.

5. Committee Reports:

- a. Audit: DL and TSh scheduled the annual audit for February 29, 2024.
- b. Architectural: TB reported that one accessory building application is under review and that no other applications were received since the December board meeting.
- c. Family Programs and Social Events: CR is seeking neighborhood volunteers to form a committee to plan and coordinate family programs / social events. Ideas for 2024 programs / events will be proposed by this committee and presented to the Board.

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d. Maintenance:

- i. TSt discussed four proposals for 2024 common area landscape maintenance and recommended the most favorable/cost effective proposal be accepted. TB made a motion to accept the recommendation with the understanding that services be paid monthly based on actual services provided and that the landscaping contractor has the necessary insurance. TSh seconded the motion. Following discussion the motion passed unanimously.
 - ii. TSt will contact residents that have subdivision entrance monument signs in their yards to determine if they would be willing to water new landscape plantings at the signs. If so, TSt will recommend spring 2024 landscape plantings at those locations. In addition, TSt will recommend landscape improvements adjacent to the storm channel headwall near the Little Library.
 - iii. Removal of sediment and other debris in the storm water channel east of Red Oak Drive will be added to the list of maintenance projects.
- e. Restrictions Compliance: TB noted that solar panels recently installed on a home do not comply with the layout approved by the Architectural Committee. The consensus of the Board was to ask this resident to bring the installation into compliance within 30 days.
- f. Welcome: PB noted no new activity.

6. Other Items: None.

7. The next meeting is currently scheduled for Tuesday, March 12th at 6:30 pm at the Monticello Library.

8. The meeting was adjourned at 7:45 pm.