

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: February 11, 2025

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)	
Ray Chandler (RC)	Carole Collyard (CC)	Caitlin Rethorst (CR)	Tia Strait (TSt)

Absent:

Pam Baur – Secretary (PB)	David Leavitt (DL)		
---------------------------	--------------------	--	--

3. Resident Comments: No residents attended the meeting.

4. Officer Reports:

a. President:

- i. To address a concern raised by a resident that the nature trail encroached onto their property, JC reported that he and TB recently used GPS technology, a metal detector and a tape real to locate the surveyor's corner pins of two private lots adjacent to the east end of the nature trail. This effort confirmed that the trail does not encroach onto these properties; the affected residents were informed of the findings.
- ii. JC noted that last week a resident on Red Oak Court reported an overnight burglary of their vehicles parked on the street.

b. Vice President: TB suggested that an email be sent to residents reminding them that Shawnee City Ordinance requires property owners to remove snow from sidewalks adjacent to their property. It was suggested that the email also ask residents to remove cars parked on the street to make plowing the streets easier.

c. Secretary: No report.

d. Treasurer:

- i. Prior to the meeting TSh reported that 55% of residents had paid their 2025 dues as of February 1st, and that an email was sent to residents that had not submitted their payment reminding them that a late fee of \$50 would be assessed for payments not received by February 15th.

- ii. TSh noted that 2025 is the final year of our current trash and recycling collection contract and suggested that companies offering this service should be contacted to determine the level of interest in bidding for next year's services. TB offered to contact the haulers licensed by the City to determine who is interested in submitting a bid.
- iii. TSh noted that reserve funds currently earn very little interest and that she plans to contact the Homes Association's banker to discuss options to move the reserve funds into an account offering a higher interest rate.

5. Committee Reports:

- a. Architectural: TB reported there has been no committee activity since the December meeting.
- b. Audit: TSh noted that she will contact DL and Linda Carlson to schedule a February date for the annual financial audit.
- c. Directory: TSh reported that residents have been submitting corrections to their directory information with their dues payments and that PB has offered to update the master directory.
- d. Family Programs and Social Events:
 - i. CR reported that the annual Egg Hunt will be on April 19th at 10 am and that she will be preparing a newsletter notice for the event and requesting residents donate individually wrapped candy to place in plastic eggs. JC offered to place signs at the subdivision entrances on April 13th.
 - ii. CC will obtain pricing from local restaurants to have Mexican food catered at the May 4, 2025 Cinco de Mayo social event planned at the Knights of Columbus Park.
- e. Maintenance:
 - i. TSt reported that an RFP for 2025 landscape maintenance services has been sent to several companies and that once all responses have been received a summary and award recommendation will be distributed to board members.
 - ii. Prior to the December meeting TSt distributed an estimate to furnish and install five nature trail signs. It was noted that a decision on this work will be made after the costs for landscape maintenance services are known.
 - iii. TSt noted that a dead willow tree in the green space should to be removed. TB offered to send TSt information on an affordable tree service that might be interested in this work.
 - iv. TSt will contact Family Tree Nursery to make arrangements to replace dead plantings at the Elmridge entrance that are under warranty.
 - v. CR discussed some initial ideas for repainting monument signs at 4 subdivision entrances. CC offered to contact a resident who is a graphic artist to determine if he is interested in assisting with color selections.
- f. Restrictions Compliance: TB noted that several residents have been storing their trash and recycling containers in public view and that a reminder of storage requirements will be emailed to those residents.

- g. Welcome: No report.
- 6. Other Items: None.
- 7. The next meeting is scheduled for Tuesday, March 11, 2025 at 6:30 pm at the Monticello Library.
- 8. The meeting was adjourned at 7:45 pm.