

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: February 10, 2026
Time: 6:30 p.m. – 8:00 p.m.
Location: Monticello Library
Notes by: Tom Beckenbaugh

- 1. Call to Order: TB called the meeting to order at 6:30 p.m.
- 2. Roll Call:

Present:

Caitlin Rethorst – President (CR)	Tom Beckenbaugh – Vice President (TB)	Christina Comiskey – Secretary (CC)	Tammy Shepherd - Treasurer (TSh)
Ray Chandler (RC)	Matthew Myers (MM)	Megan Sheets (MS)	Tia Strait (TSt)

Absent:

David Leavitt (DL)			
--------------------	--	--	--

- 3. Resident Comments: No residents attended the meeting.
- 4. Officer Reports:
 - a. President: No report.
 - b. Vice President: TB suggested that Board members begin identifying potential candidates for the June election, in which three Board seats will be on the ballot.
 - c. Secretary:
 - i. CC reported that the City confirmed homeowners are responsible for snow removal on adjacent sidewalks, while the City addresses uneven-pavement tripping hazards. Residents may report such hazards through the Shawnee Connect citizens request mobile app or via the City of Shawnee website.
 - ii. CC noted that the February “Did You Know” newsletter will include a reminder that Red Oak Hills deed restrictions do not permit short-term rentals, including services such as Airbnb or Vrbo.
 - iii. CC noted that Mike Shepherd has volunteered to lower the flag to half-staff on occasions designated by federal or state .
 - d. Treasurer:
 - i. Prior to the meeting, TSh distributed a 2026 budget summary and reported that the sale of a property on 69th Street is scheduled to close in February. TB noted that the buyer of a property on Clairborne Road expects to close on that purchase in late March.

- ii. TSh reported that 45 residents have not yet paid their dues and that each will be contacted to remind them that a \$50 late-payment fee will be assessed beginning February 15th. TB made a motion, seconded by CR, to increase the late-payment fee to \$67.50—the maximum 15% allowed by the bylaws—, for residents who have not submitted payment by March 1st. The motion passed unanimously.
- iii. TSh noted that one voluntary member has left the Association, bringing the total membership to 260.
- iv. TSh noted that the annual audit of financial records is scheduled for February 25th.

5. Committee Reports:

- a. Architectural: TB reported that one roofing application had been approved since the January meeting; that one resident had inquired about replacing their roof; that one resident had received conditional approval for an entry addition; that another resident had requested information on requirements for a rear-yard accessory building; and that an inquiry regarding fencing requirements on a corner lot had been addressed.
- b. Directory: MM noted that extra copies of the directory are available inclusion in new-resident welcome packages.
- c. Family Programs and Social Events:
 - i. MS noted that the Easter Egg Hunt is being planned for Saturday, April 4th.
 - ii. MS noted that the Knights of Columbus Park has been reserved for the Spring social event on Sunday, May 3rd.
 - iii. TSh suggested scheduling the bi-annual garage sale for June 12th and 13th, one week before the Tidy Town bulk item pickup scheduled for June 20th.
- d. Maintenance:
 - i. TSt will contact CityScapes Lawn & Landscape to obtain pricing for the 2026 landscape-maintenance work. She noted that, because CityScapes does not provide weed-control or pesticide-treatment services, separate bids had been solicited for that portion of the work, with the most responsive bid received from TruGreen. TB made a motion, seconded by MS, to contract with CityScapes and TruGreen, with the understanding that CityScapes' 2026 price will not exceed a 5% increase over their 2025 bid and that both contractors will reduce invoicing if a reduction in service is appropriate due to impacts from the Midland Drive reconstruction project scheduled for 2026. The motion passed unanimously.
 - ii. TSt reported that she had contacted Next to Nature, the contractor that built the nature-trail bridge, to determine what repairs are needed to address erosion beneath the stone-block bridge abutment. She noted that a proposal had been received for a short-term repair and that she will request a proposal for a long-term solution. CC will send an email to residents encouraging them to avoid using the bridge and to exercise caution when walking the trail along the stream.

- iii. TB suggested that grading and seeding of the right-of-way area at the west nature-trail entrance, which was disturbed during recent gas-line repair work, could be completed in conjunction with the bridge-repair project.
 - e. Website: No report.
 - f. Welcome: CR noted that welcome packages will be delivered to the homeowner who recently moved into a home on 68th Terrace as well as to the two families purchasing the homes on 69th Street and Clairborne Road.
 - g. Restrictions Compliance: TB noted that a few residents should be sent reminders about the deed-restriction requirement to store trash and recycling containers out of view from the street and adjoining properties.
6. Other Items: MS reported that she had received a response from the Ward 4 City Council representative, Erin Aldridge, regarding a resident's concern about low street-light illumination levels, stating that the City's policy Statement 19 (PS-19) dictates how streetlights are handled. Per policy, streetlights can be added if there are "gaps" larger than 500'. Related to brightness, it is not per policy to deviate from standard streetlight brightness based on resident preferences.
7. The next meeting is scheduled for Tuesday March 10, 2026 at 6:30 p.m. at the Monticello Library Second Floor meeting room.
8. The meeting adjourned at 7:45 p.m.