

RED OAK HILLS HOMES ASSOCIATION BOARD MEETING

December 2020

Date: 12/8/2020

Time: **Start:** 7:00 PM

Adjourned: 8:43 PM

Location: Zoom.us

Purpose: General Business

Board Member Attendees:

Ron White - President	X
Ben Sunds - Vice President	X
Nick Geib - Treasurer	X
Roger Bellas	X
Jay Carlson	X

Ernie Potts	X
Niels Benberg-Maintenance Chair	X
Carole Collyard	X
Mark Jeffers	X
Troy Wyckoff	X
Gary Turner	X

Gary addressed the board reporting on the rules committee work:

1) Primary change is to allow a vote every year instead of every ten years.

2) Current wording from the committee has "one vote per lot owner". This would allow for the possibility of multiple owners of a single house getting multiple votes, and the waters get very muddy if the house ownership is held by a trust. The board asked the committee to revise the wording so that "one house, one vote" is the clear rule. Houses with one or more side lots would still only get one vote.

3) Reference July 25 email from the lawyer (Rod). One last round with Rod may be necessary to finalize wording.

4) Mark and Gary to work together to move that forward.

An extensive discussion of the 2021 budget ensued:

1) "Capital expenses" clarified to mean one-time expenditures, not defined by crossing a certain dollar amount.

2) Several adjustments were made to the budget during the meeting, allowing more money for capital expenditures to address needs at the Midland and Elmridge entrances that have been put off for several years.

3) There was one last thorough discussion about raising dues.

3a) The treasurer Nick pointed out that the amount of funds remaining in the checking and money market accounts is sufficient to absorb the first year's increased WM cost.

3b) The amount of money in the money market account is half what it was a year ago due to the dam pipe repair.

3c) The dues were last increased approximately a decade ago (exact date not recorded).

3d) If the dues were raised by 15% for 2021, the entire amount of additional funds raised will go to WM by Year 5 of the new contract.

Vote to raise dues by 15% effective for 2021: 10 yeas, 1 nay. Motion passed.

Vote to approve budget as amended during the meeting: Motion passed unanimously.

Meeting adjourned 8:43.

