

## **RED OAK HILLS HOMES ASSOCIATION BOARD MEETING**

November 2020

**Date:** 11/10/2020  
**Time:** **Start:** 7:00 PM **Adjourned:** ???  
**Location:** Zoom.us  
**Purpose:** General Business

**Board Member Attendees:** It was an oversight that the board members in attendance was not recorded for this meeting.

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

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

Carol called out that someone asked if we were doing anything for Veterans day – we had mentioned it in the newsletter – but not everyone reads it. Send out a blast reminding everyone that there is a Veterans Day activity – Ron will send out first thing in the morning – Carole asked that it be sent out this evening rather than in the morning for proper planning – Ron will send it out this evening.

Concern was shared re lack of board participation in the zoom meetings

Kelly addressed the board: I organize the Halloween parade - went really well. I am interested in organizing a holiday lights competition in the neighborhood – prizes would need to be given out – neighborhood would then vote. Carole was one of the judges one time – there was 1st 2nd and 3rd prize – we picked judges – we had date guidelines re: when the lights had to be up by etc. Kelly – my idea was to have lights up by December 7th – then judging the weekend of the 12th. The prizes were 75, 50, 25 dollars – Nick says we have the budget. Carole – for next year, we need to have snacks for after the Halloween Parade.

Vacancies on the board – there are 3 vacancies on the board. More than one person has recommended Troy for the Board – he has been more than helpful on the rules committee for many months. Ron recommends Troy – seconded – we welcome Troy to the board. Gary recommended - seconded – we welcome Gary back to the board. Ron proposes we communicate to the homeowners – that there is an opening on the board, but then we would need to have a strategy for selection in case we have more than one member apply. Perhaps a more select invitation – to perhaps committee members?

The treasurer Nick: you should all have the budget report in your email – I can be reached at [treasurer@redoakhills.org](mailto:treasurer@redoakhills.org).

1) Waste management contract expires – their proposal to us is the best, we have explored 2 other bids. They have been giving us free service for over a dozen homes – their contract will be more – and we need a way to pay for it. In my emails I have explained the details.

2) There is only one other vendor that would service our neighborhood – and they came in higher than Waste Management. There is really only one choice – renew Waste Management. We have not had an increase in at least 5 years. The contract will continue to go up each year – we need to plan for 5 years.

3) Discussion on how to cover cost increase: Increase to dues to homeowners – if we increase dues to \$340.00 – we would have more money than we need for the first years – but it would get eaten up by year 5. Nick – I have gone through a number of proposals, I think need to review what the budget expectations are for 2021 as a starting point. Budget in general is 50% sanitation, 30% maintenance – so I do not believe that a raise is imminent. Neils – we need new entrance signs, we need planting redone. Nick – in terms of numbers – the maint budget 2018 13k, 2019 18k, 2020 we have spent 22k (5 k was related to replacing dam piping). If people will read Nick's email – there is an estimate for maint, and social – when I was doing this – due to Covid – we have over 10k due to social cancellation. Numbers give me the impression that we could keep the current dues rate for at least one year. Water savings due to repairs. Ron – reasonable math - to put off raising rates for a year. RON – let's not raise rates this year – take our time next year to communicate etc. before we raise rates. RON – no question that we need to raise rates, question is when. Nick makes a good point – we do not have to raise rates this year. RON – I recommend \$340 – next year – that would cover us for 5 years. We have money we did not spend in 2020 that would cover us on waste management for the first year of their new contract.

Ernie will help Neils on the maint committee.

RON – asks Neils for numbers - can you submit by December? Neils will try, has a few projects that he has bid out but has not gotten a response on.

Niels – I agree with Nick – let's go with what we have for now, let's get through the next few months – Nick has bought us some time – let's do February.

Meeting adjourned (time not recorded).



Due better diligence in