

RED OAK HILLS HOMES ASSOCIATION BOARD MEETING

September 2020

Date: 9/8/2020

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

Adjourned: 9:02 PM

Location: Zoom.us

Purpose: General Business

Board Member Attendees:

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
John Way	
Mark Jeffers	
Gil Carlon	

Insufficient board members present for a quorum. No votes possible.

The board presented Gary with a gift, 2 of the new ROH coffee mugs, in appreciation for his years of dedicated service to the board and the neighborhood.

3 new residents will also receive coffee mugs as their Welcoming Gift.

The newsletter will state that there are mugs available @cost, for residents. Give folks a month to decide if they want one? Give to newsletter team to discuss how we can make available to existing residents? Is there a way to have residents go direct rather than involve the board?

Roofing committee combined into rules committee: need to vote. Troy: input from the rules committee is needed first – just had 4 new members, this was not in scope of meeting discussions. Ron agrees with Carol – don't combine. Schedule a vote on having Tom do it (try to make a committee of 3)

Troy will add an agenda item for rules committee to see if anyone would like to participate in the roofing committee

Ron will organize the meeting earlier and ask board members who cannot attend to designate proxies.

Christmas party: County regulation is no more than 40 people – pandemic may get worse rather than better going into winter so likelihood of us being able to have is low. Carol said Mona and Wanda suggested that in lieu of a Christmas party – we give each owner either a turkey or a ham. Last year \$7,300 spent on all events – Fall picnic was \$16 person – Christmas was \$45 per person. There are 255 dues paying homeowners. For this year \$4,000 budget - \$325 was spent on library box and bench (leaving \$14.41 per household available).

Welcoming Committee (Gary): there were 3 or 4 new residents this month – I have visited with 2 of the 3, I will go back and see the third and collect info. All were appreciative of the visit.

Treasurer (Nick): Sept 5th email – 1) in section 2a, checking acct ledger – work on the pipe is complete and I have inspected – they are requesting 95% of the payment \$19,XXX check #1326. They will come back for the remaining approx. 1k. Gary – I have a concern that a child could crawl in that pipe and get stuck. Sign “No Trespassing” saves a liability – and put rebar in front perhaps to stop kids from crawling in. Niels says “grizzly bar” product could be used – he will research. 94% of budget for maintenance was spent already to do the pipe work. Carol – winter may be able to wait on work. Neils will get back to us. 2) 2.b spending vs budget by category – most are under except for maintenance - social money could be used to cover other expenditures. Carol – send out postcards to explain first – then budget would be available. If we do “town hall zoom” to cover for our “annual meeting” – then we could let folks know that in the postcard. 3) email back and forth between me and Charity Becker – she is asking for financial records – which I have happily provided. I have not met Charity – President and Treasurer and perhaps an observer (not Gary); she has requested all the way back to 2016. Gary – articles state that any member of the HOA can request copies but must pay 10 cents a copy. 2018, 2019 Mark – 2016, 2017 Jana – I have been Treasurer for 2020. Nick was thinking Jana would be a good observer – Carol agrees. Ron – we will try to get Jana, if not my wife will come – have you thought of where to meet? Nick – not sure – public space? Ron will look for a place. Nick will reach out to Jana – Ron will secure a space.

Rules committee – Monday night in Gary’s garage they met. Annissa is going to take it over. We have the lawyers “body of restriction” – sayir 10 year rule. We want to be able to change the rules more then once every ten years. Votes are required by household lot – depending on yo least have the wording so now the rules committee has to go to the board, and then to the members. Since pandemic, we assume “survey m An alternative is to go around to houses to collect votes. Troy – getting new members up to speed on existing language, and now we will draf attempting to get away from the square footage. Carol – before we send anything out it should be approved by the attorney. Maybe a combi survey monkey is coming – then survey monkey. Survey will have to identify household. Nick-to Troy – It has become clear to me that out of 1 than one lot – need to put into the language – for future state include one house one vote extra lots not recognized. If you have two houses t language covers renters. Carol – if someone needs an approval on something – they need to contact Gary for Architectural which includes roc having roofing fall under architectural – including sheds, pools, add-ons. Communication plan so members can ask questions – maybe a zoom is a good reason to have the annual meeting as a zoom meeting. Two people have already asked me about solar panels. Carol – Ken has ment this is point of making sure the language covers things like this – we need to think about the future. Troy – the language for trash carts and re Language for sheds is done. Once we get the approval to change the rules, we are ready with these two. We will next tackle solar panels. Boa and to an attorney if he feels is needed) – then out to membership? Gary – take it to the city to have it notarized – we cant afford to have eac attorney. Ask Mark to review current drafts – is language ok or are we writing not specific enough and maybe we need an attorney review? T around issues – we are not the enforcement committee – we are the rules committee – so we are not proposing “teeth” or policing up of the that to another committee. General membership would need to approve fees. Gary – most rules follow city code so most of the time we can rules are stricter than the city, e.g., if you were anywhere else you could put your trash can on the side of you house, or have sheds, or solar. changes, we would relax some of the rules to more resemble the city code. Rules committee would take on fees but had to separate out that language got drafted. Now that language is done – we could look at fees and bring a recommendation to the board re: enforcement? Rules cc board for consideration – then board opinion recorded. Then if the board is in agreement to pursue, then a plan should be drafted. Gary – the formal, members not covered by any restrictions at all (30 homes), and non-members. Keep in mind – when you do things like fines, some m 15 houses that are non-members.

Ben: 1) Rules committee meeting I missed due to email address defunct. 2) I agree that rules committee said we would not tackle fines at the that we could get the language done but we need to consider 3) implementation of the new rules will be something to be considered regardless example what if someone already has a shed – and then the new shed rules come out, and the pre-existing shed does not abide by the rules - down? (Gary says approximately 10 sheds exist now – variables re: whether or not rules applied to them or not).

Gary – Bravo on this meeting – many HOAs are facing this right now.

Troy – doing the math, we can’t afford Hams and Turkeys? Carole – I could do turkey and get a ham free.

Ron will do a survey monkey to ask board to vote on the things we discussed this evening.

Meeting adjourned 9:02

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