

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: January 13, 2026
Time: 6:30 p.m. – 8:00 p.m.
Location: Monticello Library
Notes by: Tom Beckenbaugh

- 1. Call to Order: CR 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)	David Leavitt (DL)	Megan Sheets (MS)	Tia Strait (TSt)

Absent:

Matthew Myers (MM)			
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- 3. Resident Comments: Georgia Deming and Sharon Nigro attended the meeting as observers. MS reported that she had reached out to the Ward 4 City Council representative, Erin Aldridge, regarding Georgia’s earlier concern about low street-light illumination levels and is awaiting a response. CR noted that Georgia’s recent question about political signs displayed on flagpoles will be discussed at a future meeting.
- 4. Officer Reports:
 - a. President:
 - i. CR noted that a boat and RV storage company reached out to offer their services. Because storage of boats or RVs is not permitted on restricted properties, this information can be provided to any resident observed storing one on their lot.
 - b. Vice President: No Report.
 - c. Secretary:
 - i. CC reported that resident feedback on the waste and recycling services transition has been largely positive.
 - ii. CC noted that the February “Did You Know” newsletter feature will provide information on the City’s e-scooter ordinance, including requirements to use sidewalks, limits on street riding except when crossing, mandatory helmets for riders under 18, and the obligation to yield to pedestrians and vehicles. RC suggested that a future DYK remind residents that homeowners are responsible for addressing tripping hazards on sidewalks.

- d. Treasurer:
 - i. Prior to the meeting, TSh distributed a budget summary indicating that 2025 expenses were within budget.
 - ii. TSh reported that approximately 50% of dues payments have been received and asked CC to send an email reminding residents to submit their dues.
 - iii. TSh noted that many residents provided updated contact information with their dues payments; CR and CC will assist in updating the resident records maintained by the Association.

- 5. Committee Reports:
 - a. Architectural: TB reported that one resident has inquired about replacing their roof.
 - b. Directory: Directories were distributed to residents in December. CR will contact MM to obtain additional copies for distribution to future new residents and board use. CR also noted that, going forward, the goal is to make directory information available on a password-protected section of the website.
 - c. Family Programs and Social Events:
 - i. MS noted that the Easter Egg Hunt is being planned for Saturday, April 4th.
 - ii. TSh suggested reserving the Knights of Columbus Park for the Spring social event.
 - iii. CR noted that 2026 is the scheduled year for the neighborhood garage sale. TSh suggested holding it on the June weekend preceding the Tidy Town pickup and will contact KC Disposal to confirm whether the Tidy Town date has been set.
 - d. Maintenance:
 - i. TSt noted that Miller Sign has completed the refurbishment work of all five monument signs and that resident feedback has been positive.
 - ii. TSt reported CityScapes Lawn & Landscape was hired to handle remaining 2025 mowing, leaf removal, and other fall maintenance tasks. TB suggested considering them for the 2026 landscape maintenance contract. TSt noted that she will request 2026 pricing from CityScapes and added that, because they do not provide weed-control or pesticide-treatment services, separate bids will need to be solicited for that work.
 - iii. Prior to the meeting, MM reported that a resident had observed erosion under the stone-block bridge abutment along the nature trail. TSt will investigate the issue and may contact Next to Nature, the contractor that built the bridge, to determine what repairs are needed.
 - iv. TSh reported that a trail-hazard sign near the Red Oak Drive nature trail entrance was found on the ground and needs to be reinstalled. TB recommended hiring Miller Sign to complete the repair.
 - v. TB suggested that the 2026 landscaping work include replacing the dead boxwood shrub in front of the ElmrIDGE entrance monument sign and that new landscaping be considered for the area disturbed by KGS during their January 2025 gas-valve replacement.

- vi. TB will contact KGS to request grading and seeding of the area within the right-of-way at the west nature trail entrance that was impacted by their recent gas-line repair work.
 - e. Website: No report.
 - f. Welcome: CR noted that welcome packages have been delivered to all homeowners who moved into Red Oak Hills in 2025.
 - g. Restrictions Compliance: CR reported that a resident expressed concern about another homeowner using their property as a short-term rental. The property owner was contacted and reminded of the deed restrictions prohibiting short-term rentals.
6. Other Items: None.
7. Board-only Discussion: TB moved to convene a closed session, seconded by CC. The motion carried unanimously. The Board entered closed session at approximately 7:30 p.m. to discuss matters permitted under K.S.A. 58-4612. No binding action was taken. At approximately 7:57 p.m., TB moved to conclude the closed session, seconded by DL. The motion carried unanimously, and the open meeting resumed.
8. The next meeting is scheduled for Tuesday February 10, 2026 at 6:30 p.m. at the Monticello Library First Floor meeting room.
9. The meeting adjourned at 8:00 p.m.