

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: July 14, 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 6:31 p.m.

2. Roll Call:

Present:

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

Absent:

Georgia Deming (GD)			
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3. Resident Comments: Lou Nemeth attended the meeting to observe the discussion.

4. Officer Reports:

a. President:

- i. Triennial Engineer's Certification of the Detention Basin: CR noted that, to address the City of Shawnee's requirement for an engineer's certification every three years, an email had been sent to the resident who is a civil engineer and prepared the 2023 certification to ask whether they would be willing to provide the 2026 certification. CR will follow up with a second inquiry. If the resident is not available to assist, TSt noted that she has a list of civil engineers provided by the City from which the Association could retain one. MM agreed to check the detention area to determine whether there have been any changes in the condition of the basin area since the last report was prepared in September 2025. It was noted that the City's deadline for submitting the certification is October 1, and that if hiring an engineer is required or any deficiencies are identified and require correction, these matters will need to be addressed soon.

b. Vice President:

- i. Nature Trail and Footbridge Survey: Prior to the meeting, TB provided Board members with the survey findings and considerations for evaluating how to move forward with the trail and the footbridge. The materials noted that survey responses reflected a broad range of views. Some residents value the trail as a unique neighborhood feature, while others raised concerns, such as the adequacy of past maintenance, safety, erosion along the trail, possible private-property encroachments, and the costs required to replace the footbridge and properly maintain the trail in the future. Results indicate that trail use varies widely: roughly half of respondents never use it, and only a small percentage reported using it regularly. Opinions on replacing the footbridge are mixed, with some respondents supporting replacement and others opposing it. CR noted that with a 49% response rate, some portion of non-responding households may be indifferent to the issues presented in the survey.

TB noted that the Association's insurance broker has been contacted to provide feedback on concerns raised by some residents that volunteer efforts may create liability issues for both the volunteers and the Association.

The Board discussed these issues and agreed that further evaluation of several matters is needed before determining whether to keep the trail open and whether to replace the footbridge. However, because the bridge structure continues to deteriorate, the Board agreed that the bridge should be closed and barricaded.

- c. Secretary: No report.
- d. Treasurer: Prior to the meeting TSh reported expenditures for the month of June 2026 and noted three property transactions thus far in 2026.

5. Committee Reports:

- a. Architectural: TB reported that four roofing applications were approved since the May meeting and a total of nine applications have been approved in 2026.
- b. City of Shawnee Liaison: CR reported that GD has agreed to serve as the liaison with the City.
- c. Directory: No Report.
- d. Family Programs and Social Events:
 - i. Fourth of July Parade: MS reported that, because the 4th of July parade was postponed one day due to storms, attendance was lower than anticipated; however, participants enjoyed the event.
 - ii. Fall Picnic: MS noted that the picnic is scheduled for Sunday, October 11. Hotdogs will be provided by the Association and prepared by volunteers, and residents will be asked to bring appetizers, sides, and desserts. The event will include a balloon artist and face painting, and may also include visits from the police department and the fire department.

- e. Maintenance: TSt reporting the following:
 - i. The irrigation controller at the 70th and Elmridge entrance has been replaced.
 - ii. TB assisted TSt install a replacement boxwood shrub at the Elmridge entrance in early June.
 - iii. TruGreen has been asked to spray for weeds at the Midland Drive subdivision entrance.
 - iv. Due to the reconstruction of Midland Drive, the irrigation systems in the gatehouse island and the turf areas along Midland Drive are not operational.
 - f. Restrictions Compliance: TB reported that a small number of residents are not complying with trash and recycling container storage requirements despite several reminders.
 - g. Website: MM reported that updates to the website are being posted and options to update the website to include a protected-access neighborhood directory are being researched.
 - h. Welcome: CR noted that GD will lead this effort.
6. Other Items: None.
7. The next meeting is scheduled for Tuesday, August 11 at 6:30 p.m. at the Monticello Library in the Community Meeting Room.
8. The meeting adjourned at 7:40 p.m.