

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: March 14, 2023

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:34 pm.
2. Roll Call :

Present:

Jay Carlson – President (JC)	Tom Beckenbaugh – Vice President (TB)	Tammy Shepherd - Treasurer (TSh)	
Ray Chandler (RC)	Tia Strait (TSt)		

Absent:

Pam Baur – Secretary (PB)	Carole Collyard (CC)	David Leavitt (DL)	
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3. Resident Comments: Ken Zimmerman reported that the trees in the common area behind his home need maintenance and expressed concern about persistent dog barking at a home on the 6800 block of Red Oak Drive. TSt will review the maintenance needs in the common area. Because no other residents have notified the Board and because it is the City, and not the Homes Association, that has governing authority to address noise nuisances, Ken will attempt to resolve the barking dog concern by discussing the matter with the resident and will follow-up with the City if required.
4. Officer Reports:
 - a. President: JC reported that a concern regarding the storage of a boat in violation of property restrictions has been resolved.
 - b. Vice President: TB noted that signs purchased by the Homes Association and typically placed at the subdivision entrances had recently been used by a resident to advertise a donation drive creating some confusion that the activity was sponsored by the Association. Following discussion, it was agreed by the Board that activity signs purchased by the Homes Association will be used only for activities sponsored by the Association and not by individual residents.
 - c. Secretary: No report.
 - d. Treasurer: TSh reported the following:
 - i. All residents have paid their 2023 dues with the exception of one property owner. TSh will contact the remaining property owner.

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

March 14, 2023

Page 2

- ii. The insurance policy renewal has been received, reflecting a 4% increase over the 2022 premium. TB made a motion, seconded by RC to renew the current insurance program. The motion passed unanimously.

5. Committee Reports:

- a. Architectural: TB noted that one roofing application and one trash barrier application has been approved since the February meeting.
- b. Audit: TSh reported that the audit of the 2022 financial records was completed in late February and no major concerns were identified, except that a review of insurance coverage was recommended. TB noted that an insurance coverage review was undertaken by the Board in early 2022 and an updated insurance program was secured in April 2022.
- c. Directory: JC reported that the new directory is not yet ready for publication noting that updates to resident information obtained last fall needed to be reconciled with the latest Treasurer records. TB suggested the final draft be reviewed to confirm that it does not include information for any resident who requested their information be excluded.
- d. Maintenance:
 - i. TSt reported that the work to replace six deteriorated mailbox pads and place concrete in two eroded areas adjacent to the storm water channel is underway and should be completed by the end of the week.
 - ii. A proposal for the 2023 common area landscape maintenance was discussed. Following discussion, a motion was made by TB, seconded by TSh to approve the proposal, the motion passed unanimously.
 - iii. A proposal to clear overgrown vegetation along the north side of the drainage channel between Red Oak Drive and dam was reviewed. A motion was made by TSt, seconded by TB to approve the proposal, the motion passed unanimously.
 - iv. TSt reported that a plan for new low maintenance plant materials along Midland Drive, at subdivision entrances and in other common areas is being developed with a goal of installing new plants this Spring.
 - v. TSt reported that removal of a few ornamental trees along Midland Drive to the west of Red Oak Drive is needed to allow other trees to thrive and will obtain a proposal for this work. The goal is to remove the trees after they flower this Spring.
 - vi. TSt noted that she will contact a sign company to obtain a price to replace a few nature trail signs.
- e. Nominating: JC noted that no resident has volunteered to fill the open Board seat. TB noted that since the next Board election will occur at the June 2023 Annual Meeting a slate of candidates should be identified in the near future.
- f. Restrictions Compliance: TB noted that an email was sent to residents in violation of the restrictions related to the outdoor storage of trash containers. Residents that are still in violation of this restriction will receive a reminder sent by US Mail this month.

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

March 14, 2023

Page 3

- g. Social: JC will contact Kelly Mason to obtain a list of events planned for children in 2023 such as the annual east egg hunt, holiday parades, etc.
 - h. Website: A new website will be considered once a volunteer to lead the effort has been identified.
 - i. Welcome:
 - i. Updates to the Welcome Packet have been proposed. JC will finalize the updates in the near future.
 - ii. TSh reported that she had been contacted by a Welcome Committee member to request funding to replenish the supply of ROH coffee mugs given to new residents. A motion was made by RC, seconded by TSh to approve the purchase of 36 coffee mugs. The motion passed unanimously.
6. Other Items: None.
7. The next Board meeting is scheduled for Tuesday, April 11th, from 6:30 - 8:00 pm at the Monticello Library.
8. The meeting was adjourned at 7:55 pm.