

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: March 12, 2024

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)	Pam Baur – Secretary (PB)
David Leavitt (DL)	Caitlin Rethorst (CR)		
Absent: Ray Chandler	Carole Collyard (CC)	Tia Strait (TSt)	

3. Resident Comments: No residents were in attendance.
4. Officer Reports:
 - a. President:
 - i. JC reported that recently a resident observed unauthorized felling of trees in the common area behind a home on Vahalla Court. JC will prepare a memo reminding residents that trimming, cutting or harvesting trees in the common area is a violation of the Common Area Rules. To reduce the cost of paying to dispose of the downed trees, residents will be offered the opportunity to remove them for use as firewood.
 - ii. JC reported that Warren and Becky Fuller have been watering the new oak trees and junipers planted along Midland Drive last fall.
 - iii. JC reported that a resident on 67th Terrace has agreed to store their trash containers in their garage even though they do not have deed restrictions requiring that their containers be stored out of view.
 - b. Vice President: No report.
 - c. Secretary: PB noted that the annual garage sale will be June 6th through the 8th. Residents will be notified of the upcoming event via email, Facebook and the neighborhood newsletter.

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d. Treasurer:

- i. Prior to the meeting TSh reported that two homes recently sold with a closing date of February 29, 2024.
- ii. TSh reported that there are three residents that have not paid their annual dues. TB suggested that next year that it be clearly stated that dues are payable upon receipt of the invoice and not on February 15th with the late fee being added thereafter. The consensus of board members was that in the future the late fee for delinquent payments should increase over time.
- iii. TSh noted that she has been in contact with the WM representative to address a few instances of WM missing the collection of yard waste at several homes and missing the collection of trash at member homes on 66th Terrace. TSh also suggested that next fall residents be reminded that from December through February yard waste is only collected when a resident contacts WM and schedules a collection.

5. Committee Reports:

- a. Audit: DL and Linda Carlson conducted the annual audit on February 29, 2024; no concerns were identified.
- b. Architectural: TB noted no new activity.
- c. Family Programs and Social Events:
 - i. CR noted that the annual Egg Hunt will be at 10 am on March 30, 2024 and that she is seeking additional neighborhood volunteers to assist with donations and with hiding the eggs. Residents will be reminded of the event via email, Facebook and entrance signs.
 - ii. PB noted that CC recently expressed interest in continuing the annual December Holiday Party. It was noted that board members previously expressed concern about the relatively high per attendee cost of the last event. Options for a more cost effective December event will be explored before a decision is made to sponsor the event.
- d. Maintenance:
 - i. A work day was scheduled for April 6th to remove limbs and other debris along the nature trail; residents will be asked to volunteer and meet at the Little Library.
 - ii. JC noted that removal of sediment and other debris in the storm water channel east of Red Oak Drive remains a concern of a resident on 68th Terrace; removal of debris may occur during the April 6th work day.
- e. Restrictions Compliance: TB noted no residents have reported a concern.
- f. Welcome: PB noted no new activity.

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6. Other Items:
 - a. TSh noted that the neighborhood Facebook page appears to have non-residents as part of the group. TSh and CR will collaborate and contact the page administrator to discuss concerns.
 - b. A resident recently suggested that information on new residents be included in the neighborhood newsletter so all residents can update their copy of the neighborhood directory. PB agreed that when the Welcome Committee meets with a new resident that the new resident's permission will be sought to have their name and street address noted in the neighborhood newsletter.
7. The next meeting is scheduled for Tuesday, April 9th at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:27 pm.