

## RED OAK HILLS HOMES ASSOCIATION, INC.

### Board Meeting Notes

Date: March 11, 2025

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:31 pm.
2. Roll Call :

#### Present:

Jay Carlson – President (JC)	Tom Beckenbaugh – Vice President (TB)	Tammy Shepherd - Treasurer (TSh)	Pam Baur – Secretary (PB)
Ray Chandler (RC)	Caitlin Rethorst (CR)	Tia Strait (TSt)	

#### Absent:

Carole Collyard (CC)	David Leavitt (DL)		
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3. Resident Comments: No residents attended the meeting.
4. Officer Reports:
  - a. President:
    - i. JC reported that his family will be relocating to Columbia, MO this year and therefore he will be leaving the board this summer.
  - b. Vice President: No report.
  - c. Secretary: No report.
  - d. Treasurer:
    - i. Prior to the meeting TSh reported that 2025 dues have been received from all but three property owners.
    - ii. TSh noted that since our current insurance policy is no longer offered she recently received information from the Association's insurance broker regarding an insurance policy offered by a different company. TB made a motion, seconded by TSt, to authorize TSh to make arrangements to secure the most cost effective policy that provides the same coverage. The motion passed unanimously.

## 5. Committee Reports:

- a. Architectural: TB reported one resident recently requested a roofing application.
- b. Audit: TSh noted that the annual financial audit has been completed and that no issues were identified.
- c. Directory: PB confirmed that the master directory has been updated to reflect information from residents who submitted corrections with their dues payments.
- d. Family Programs and Social Events:
  - i. CR reported that the annual Egg Hunt will be on April 19<sup>th</sup> at 10 am and that information concerning the event will be included in the April newsletter.
  - ii. Prior to the meeting CC reported that Sombreros will cater food for the May 4, 2025 Cinco de Mayo social event at the Knights of Columbus Park, scheduled from 5 to 7pm. The menu will include beans, rice, chicken, beef, lettuce, chips, queso dip sauce. Beverages will be provided by the Association. CR noted that in lieu of residents bringing an appetizer, donations to Harvesters will be collected. CR has prepared a post card that will be mailed to each resident, and a “save the date” reminder will be included in the April and May newsletters and posted on Facebook.
- e. Maintenance:
  - i. Prior to the meeting, TSt distributed a bid tabulation and a copy of bids received from six companies interested in providing 2025 landscape maintenance services. Following discussion of the various bids, TB made a motion, seconded by RC, to authorize TSt to review quality expectations and insurance requirements with the most the responsive and cost effective bidder and, if satisfactory, award the work to that company. The motion passed unanimously.
  - ii. TSt noted that the property owner of the lot adjacent to the Midland Drive right-of-way where a crab tree was blown down during a recent wind storm will be removing the tree at no cost to the Association.
  - iii. Prior to the December meeting TSt distributed an estimate to furnish and install five nature trail signs. TB noted that installing the signs was a trail safety recommendation from the insurance broker. A motion was made by TSh, seconded by RC to authorize an expense of up to \$1,500 to furnish and install the signs. The motion passed unanimously.
  - iv. TSt noted that she will contact Family Tree Nursery to make arrangements to replace dead plantings at the Elmridge entrance that are under warranty.
  - v. TSt suggested Board volunteers cut down oak trees planted in the fall of 2023 that died due to lack of moisture. TB noted that by City ordinance the residents along the Midland Drive frontage are responsible for right-of-way maintenance adjacent to their lots and that these residents should be responsible for the installation and maintenance of any future trees planted in this area.
  - vi. Discussion on repainting monument signs at four subdivision entrances was postponed until the next meeting.

- f. Restrictions Compliance: TB noted that a reminder concerning trash and recycling container storage requirements was emailed to residents that were not in compliance with deed restrictions for storing the containers out of public view and that most of those residents are now in compliance.
  - g. Welcome: No report.
- 6. Other Items: None.
- 7. The next meeting is scheduled for Tuesday, April 8, 2025 at 6:30 pm at the Monticello Library.
- 8. The meeting was adjourned at 7:45 pm.