

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: March 10, 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 6:32 p.m.

2. Roll Call:

Present:

Caitlin Rethorst – President (CR)	Tom Beckenbaugh – Vice President (TB)	Tammy Shepherd - Treasurer (TSh)	Ray Chandler (RC)
David Leavitt (DL) - partial	Matthew Myers (MM)	Megan Sheets (MS)	Tia Strait (TSt)

Absent:

Christina Comiskey – Secretary (CC)			
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3. Resident Comments: No residents attended the meeting.

4. Officer Reports:

a. President:

- i. CR noted that the Board terms for CR, RC, and DL conclude in June. RC indicated an interest in standing for another term, while CR and DL have not yet determined their plans. CR suggested that Board members begin identifying potential candidates for the June Board election.
- ii. CR reported that a resident had expressed concern regarding a large increase in their property appraisal. TB noted that recent sales activity within Red Oak Hills likely influenced appraised values for many homes.

b. Vice President: No report.

c. Secretary: Prior to the meeting CC noted that the March “Did You Know” newsletter article will include a reminder of the City ordinance that requires mowing clippings be removed from the street.

d. Treasurer:

- i. Prior to the meeting, TSh distributed a summary of recent expenses and bank deposits, and reported two property transactions thus far in 2026: one on 69th Street in February and one on Clairborne Road expected to close in late March.
- ii. TSh reported that three residents have not yet paid their dues, including one property on 68th Terrace that is pending sale.

- iii. TSh noted that MM and MS conducted the annual audit of financial records on February 25th, and no concerns were identified.

5. Committee Reports:

- a. Architectural: TB reported that one roofing application and one accessory building application had been approved since the February meeting.
- b. Directory: No report.
- c. Family Programs and Social Events:
 - i. MS noted that the Easter Egg Hunt will be Saturday, April 4th, 11am. Event details have been sent by email, posted on Facebook and in the newsletter, and reminder signs will be placed at the subdivision entrances. TSt added that arrangements have been made to mow the common area prior to the event.
 - ii. MS noted that the Knights of Columbus Park has been reserved for the Spring social event on Sunday, May 3rd and that Sombreros will cater the event. A postcard will be sent to residents.
- d. Maintenance:
 - i. TSt reported that arrangement have been finalized for the 2026 landscape maintenance and chemical treatments.
 - ii. TSt reported that Next to Nature, the contractor that built the nature-trail bridge, submitted a proposal to replace the bridge. TB and RC are developing an alternative design that could be constructed by a deck contractor. It was noted that an email had been sent to residents advising them to avoid using the bridge and to exercise caution when walking the trail along the stream.
 - iii. TSt will contact Miller Sign to replace a damaged sign at the west nature trail entrance and to reinstall a sign post near the east trail entrance.
 - iv. TSt noted that the light bulb at the gatehouse roof peak and several soffit light bulbs needed replacement.
 - v. TB noted that one boxwood shrub at the Elmridge entrance needs replacement. TSt plans to coordinate with Family Tree Nursery to replace the shrub.
- e. Restrictions Compliance: No report.
- f. Website: No report.
- g. Welcome: CR noted that welcome packages will be delivered to the families moving into the homes on 69th Street and Clairborne Road.

6. Other Items: MS noted that the neighborhood garage sale is planned for June 12 and 13, one week before the Tidy Town bulk-item pickup scheduled for June 20. CR suggested that a resident might be willing to host a shared sale for neighbors who have only a few items.

7. The next meeting is scheduled for Tuesday, April 14, 2026 at 6:30 p.m. at the Monticello Library First Floor conference room.

8. The meeting adjourned at 7:12 p.m.