

**RED OAK HILLS HOMES ASSOCIATION, INC.**

Board Meeting Notes

Date: May 9, 2023  
Time: 6:30pm – 8:00pm  
Location: Monticello Library  
Notes by: Tom Beckenbaugh

- 1. Call to Order: JC called the meeting to order at 6:35 pm.
- 2. Roll Call :

Present:

Jay Carlson – President (JC)	Tom Beckenbaugh – Vice President (TB)	Pam Baur – Secretary (PB)	Tammy Shepherd - Treasurer (TSh)
Ray Chandler (RC)	Carole Collyard (CC)	David Leavitt (DL)	Tia Strait (TSt)

- 3. Resident Comments: No residents were in attendance.
- 4. Officer Reports:
  - a. President: JC reported that a package containing ROH coffee mugs for new residents had been damaged in transit and delivered to the wrong address, however the package was recovered and the mugs were not damaged.
  - b. Vice President: No report.
  - c. Secretary: PB suggested that as the City provides information on proposed improvements to Midland Drive this information be sent by email to residents. Board members agreed and suggested that as information becomes available on the proposed housing development immediately west of ROH that residents also be updated.
  - d. Treasurer: TSh reported the following:
    - i. Ten properties have sold in 2023 and a property on 67<sup>th</sup> Terrace is expected to be put up for sale in the near future.
    - ii. Waste Management has confirmed that with the exception of 17422 West 70<sup>th</sup> Street and 17428 West 70<sup>th</sup> Street other non-member properties have made arrangements with WM for direct payment of trash collection.
    - iii. The cost of storing miscellaneous items in an offsite storage facility has increased to \$96 per month. Following discussion, it was agreed that the storage unit should be vacated and usable items sold or donated. In early June JC, DL and others will remove contents in storage and arrange to sell usable items at the neighborhood garage sale and donate or discard the remaining items. TSh will determine which HOA records in storage need to be retained and will give notice to the facility that the unit will be vacated next June.

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5. Committee Reports:
  - a. Architectural: TB noted that that discussions have started with a resident interested in adding an accessory building.
  - b. Directory: JC reported that the new directory is nearly ready for publication with a cost of approximately \$1,100 for 300 copies. PB confirmed that the resident information has been updated to include new residents. JC noted that Johnson County Parks and Rec had provided information for the back cover and that a final draft will be made available to the Board for final review before an anticipated August publication. TB made a motion to approve the expenditure of \$1,100 for the directory seconded by DL. The motion passed unanimously.
  - c. Maintenance: TSt reported the following:
    - i. A review of tree trimming requests in the common area near the nature trail is planned.
    - ii. A proposal to spray cedar trees with a pesticide will be obtained.
    - iii. Due to the dry weather this Spring plans to install low maintenance plant materials along Midland Drive, at subdivision entrances and in other common areas will be deferred to the fall. In the interim, bare ground areas along Midland where trees were removed last fall will be over seeded with rye grass seed.
    - iv. Removal of a few ornamental trees along Midland Drive to the west of Red Oak Drive is under review.
    - v. Functionality of the irrigation system at the Elmridge and 70<sup>th</sup> entrance is under review.
  - d. Nominating: JC noted the Board election will occur at the June 2023 Annual Meeting. TB, RC and DL terms are expiring and the open position up for election, for a total of four positions. TB, RC and DL agreed to be on the ballot, and JC will solicit interest from other candidates.
  - e. Restrictions Compliance: No report.
  - f. Social: The Garage sale is planned for June 9<sup>th</sup> and 10<sup>th</sup>. PB will send a reminder email to residents with a request that participants notify CC by June 2<sup>nd</sup> so that CC can prepare a map of garage sale locations; TSh will post information on Facebook. JC will place signs at the entrances one week before the event.
  - g. Website: No report.
  - h. Welcome: PB thanked CC for printing the welcome packages. PB noted that she met with recent new residents.
6. Other Items: None.
7. The next meeting will be the Annual Meeting on Sunday June 25<sup>th</sup> at 2 pm at the Monticello Library.
8. The meeting was adjourned at 7:50 pm.