

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: May 14, 2024
Time: 6:30pm – 8:00pm
Location: Monticello Library
Notes by: Tom Beckenbaugh

- 1. Call to Order: JC called the meeting to order at 6:33 pm.
- 2. Roll Call :

Present:

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

- 3. Resident Comments: No residents were in attendance.
- 4. Officer Reports:
 - a. President: JC reported that some vines were overtaking a tree near the east end of the Midland Drive right of way maintained by the Association and noted his intent to remove the vines.
 - b. Vice President:
 - i. Prior to the meeting TB distributed proposed revisions to the Common Area Rules, noting that the changes were proposed, in part, based on a request from the insurance agent that the nature trail be listed as a common area amenity. A motion was made by CC, seconded by TSh to approve the proposed revisions. Following discussion and minor text changes the motion passed unanimously. PB will distribute the updated Rules to residents via email and the revised Rules will be posted on the Association’s website.
 - ii. Prior to the meeting TB distributed a diagram illustrating the approximate location of the nature trail which identified areas of possible encroachment into private properties. To avoid the need to request a permanent pedestrian easement from affected property owners TB noted that it may be possible to move the trail to eliminate any encroachments, but that first the rear property corners of three lots needs to be located. TB noted that attempts to identify an affordable surveyor have been unsuccessful; but noted that an engineer suggested it may be possible to locate the steel corner pins using a metal detector. JC agreed to make

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

May 14, 2024

Page 2

arrangements to rent a metal detector and solicit neighborhood volunteers to assist in locating the steel corner pins.

- c. Secretary: The annual garage sale is scheduled for June 6th through the 8th, PB noted that thus far only a few residents have notified her of their intent to participate. PB noted that the sale will be advertised on Facebook marketplace, JC agreed to post signs approximately one week in advance.
 - d. Treasurer: Prior to the meeting TSh reported that all dues have been collected except for the dues from the property owner of the home under construction.
5. Committee Reports:
- a. Architectural: TB noted one roofing application was approved since the last meeting.
 - b. Family Programs and Social Events:
 - i. CR noted that the next event for children will be the 4th of July parade and that the parade will be advertised in the June newsletter. Plans for refreshments at the end of the parade are under consideration.
 - ii. CR reviewed the attached results of the survey soliciting input from residents on preferences for social events. Based on the survey results, board members agreed that a December event will not be held this year, instead an event in February or March of 2025 will be planned.
 - iii. CC will check on the availability of the venue for a September 8th Fall Picnic.
 - c. Maintenance:
 - i. Prior to the meeting TB proposed adding signs along the nature trail warning users of possible hazards. It was agreed that follow-up on this topic will be discussed at a future meeting.
 - ii. TB reviewed a proposal for spring landscaping that TSt provided JC and TB, noting that the proposal included landscape improvements in three areas: the Elmridge / 70th Street entrance, the Red Oak Drive / 66th Terrace entrance monuments and the area along Red Oak Drive at the storm channel fence. Following discussion the following was decided:
 - At the Elmridge / 70th Street entrance the Board approved the proposed material and installation costs for all of the plant materials shown on the landscape plan prepared in the summer of 2023, with the plants to be installed ASAP this spring.
 - Because a plan for watering plants at the Red Oak / 66th Terrace entrance monuments was unknown, new plantings at this location will not be installed at this time.

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

May 14, 2024

Page 3

- Because the 2023 landscape plan did not include the area along Red Oak Drive at the storm channel fence, board members raised questions about the plant selections/locations listed in the proposal, and the consensus view was that evergreen plant materials are needed to screen the fence year-round. TB agreed to prepare a landscape plan for this area and distribute it to the Board for review and approval, with a goal of landscaping this area not later than June of this year.
- d. Restrictions Compliance: No report.
 - e. Welcome: No report.
6. Other Items:
- a. CC noted that at a recent meeting on proposed improvements to Midland Drive that a City representative stated that trees along the Midland Drive right of way may be impacted by the roadway realignment and possible turn lanes into the subdivision. TB noted that at the same meeting he made arrangements with the City to receive updates on proposed improvements adjacent to Red Oak Hills and that updates on possible impacts to the gatehouse, monument signs or other improvements maintained by the Association will be shared once received.
 - b. CR and TSh reported that the ROH Facebook page has been updated to remove individuals who are not residents.
7. The next meeting is scheduled for Tuesday, June 11th at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:59 pm.

Rules for Common Areas and Facilities

Effective May 2024

Common Areas and Facilities include all areas designated as “Open Space” or “O.S.” on the Red Oak Hills First, Second and Third Plats, and related replats, and all improvements maintained by the Association such as the Nature Trail, the Gate House, the Entrance Monument Signs, the Little Library, and the US Mail Cluster Boxes.

Common Areas and Facilities are for the exclusive use of the residents of Red Oak Hills and their guests. Residents are cautioned that wildlife, trip hazards, fall hazards and other safety hazards may be encountered along the Nature Trail and when using other Common Areas and Facilities.

The following activities and installations are prohibited in Common Areas and Facilities and in the public right of ways maintained by the Association except as otherwise approved in advance by a vote of a majority of the Board of Directors:

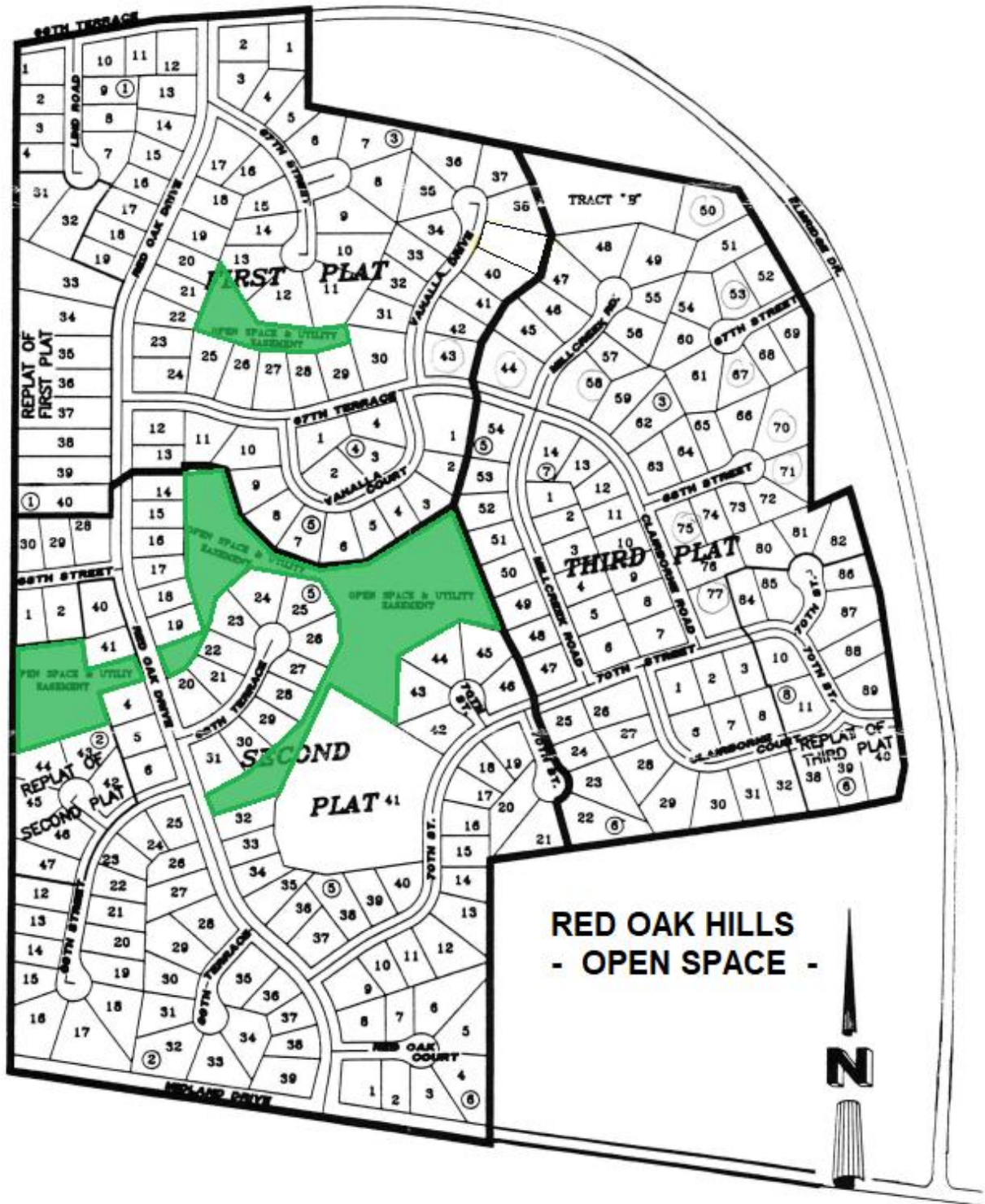
1. Placement of flyers, signs, banners, flags or advertising of any kind;
2. Dumping or burning of trash or yard waste;
3. Camp fires and camping activities;
4. Use of fireworks of any kind;
5. Trimming, cutting or harvesting trees;
6. Planting vegetable, flower or gardens of any type;
7. Placement or installation of play structures, tree houses or buildings of any kind;
8. Placement of basketball hoops, soccer nets or any other any athletic equipment;
9. Fences or fencing, whether temporary or permanent;
10. Installation of any paved surface;
11. The use of motorized bicycles, all terrain vehicles; motorcycles or any other electric or gasoline powered vehicle; and
12. Any other activity, structure or installation that would impede access to and routine maintenance of Common Areas and Facilities and the public right of ways maintained by the Association.

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

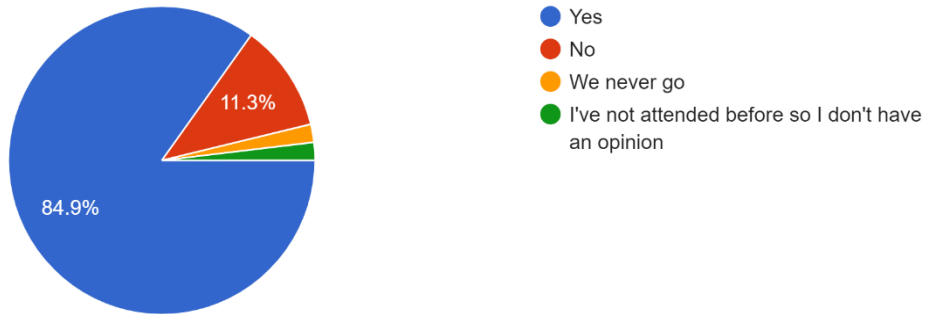
May 14, 2024

Page 5

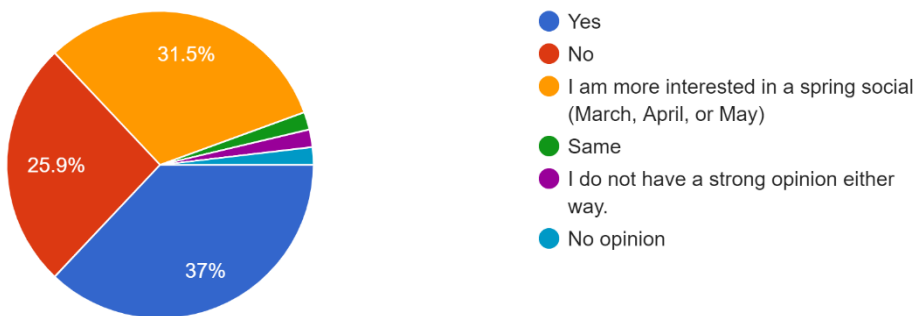


ROH Social Activities Survey Spring 2024

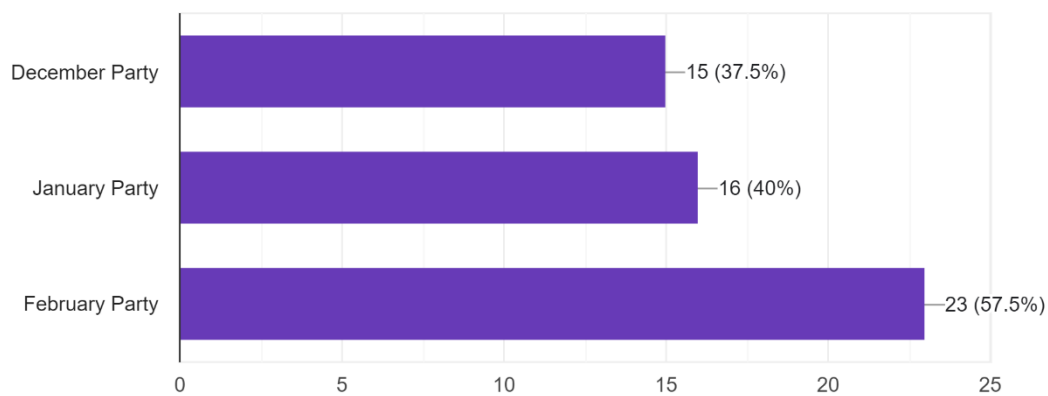
Should we continue to offer the fall picnic?



Should we continue to offer a winter social?



When is your preference for a winter social?



What day of the week is your preference for a winter or spring social?

