

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: May 13, 2025

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:34 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)	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: No Report.

b. Vice President:

- i. TB circulated for board review a draft Disclaimer of Interest that the Association would file with the Johnson County court in an effort to be dismissed from a property foreclosure lawsuit, which inappropriately included the Homes Association as a defendant.
- ii. TB proposed that advance voting via electronic ballot for the 2025 board member election begin 3 weeks before the June 10th annual meeting, noting that voting will also be allowed in person or by proxy at the meeting. CR reported that three residents have volunteered to run for the three open board seats, and that the electronic ballot has been prepared. TB will prepare an email that will be distributed to all members describing the voting procedures and prepare a voting reminder to be included in the June newsletter.

c. Secretary: No report.

d. Treasurer:

- i. Prior to the meeting, TSh reported that dues have been received from all property owners and that four properties have sold thus far sold in 2025.
- ii. TSh noted that efforts to solicit bids for 2026 trash collection services should resume soon.

5. Committee Reports:

- a. Architectural: TB reported that four roofing applications have been processed since the April meeting.
- b. Directory: CR noted that work on the directory will resume following next month's election of board members.
- c. Family Programs and Social Events:
 - i. JC noted that the Cinco de Mayo event was a well attended family event, with approximately 150 residents in attendance. Resident feedback has been positive.
 - ii. CR noted that the next social event will be the July 4th parade.
 - iii. The date for the annual fall picnic will be finalized after the Chiefs football schedule is released. One possible date is Sunday, September 7th.
- d. Maintenance:
 - i. PB reported that a resident on Red Oak Drive has expressed concern about a leaning tree in the common area near the nature trail entrance. TSt will investigate.
 - ii. TSt noted that she met with a resident on Red Oak Court with rear yard frontage along Midland Drive concerning their request that the Homes Association remove tree branches so they could install a privacy fence, and that it appears the branches have been trimmed by an unknown party.
 - iii. TSt noted that the nature trail signs have been installed, and that a neighborhood work day should be scheduled for trail maintenance.
 - iv. TSt noted that Kansas Gas Service has not been responsive to inquiries concerning restoration of the areas adjacent to the 70th and Elmridge entrance disturbed by a gas valve replacement in January. RC commented that the City may have a KGS representative the Association could contact.
 - v. TSt will take photographs and contact Family Tree Nursery to make arrangements to replace dead plantings at the Elmridge entrance that are under warranty.
 - vi. TSt noted the sign company that provided the trail signs submitted a proposal for repainting monument signs at the 70th and Elmridge entrance and the two signs at the north Red Oak Drive entrance. TSt will contact the sign company to get color samples, schedule information, and the cost to also paint the signs at the 67th and Elmridge entrance and Lind Road entrance.
 - vii. TSh noted that the new development immediately west of Red Oak Hills has a large pile of wood chips that would be suitable for the Nature Trail and suggested that the developer be approached to see if they would be willing to donate some of the material.
- e. Restrictions Compliance:
 - i. JC noted that a resident on 69th Terrace has inquired about deed restrictions related to property rentals, TB forwarded the information to JC who will pass it on to the resident.
- f. Welcome: No report.

6. Other Items: None.
7. The next meeting will be the annual meeting, scheduled for Tuesday, June 10, 2025 at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:55 pm.