

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: May 13, 2026

Time: 6:30 p.m. – 8:00 p.m.

Location: Home of Janice and Ray Chandler

Notes by: Tom Beckenbaugh

1. Call to Order: CR called the meeting to order at 6:40 p.m.

2. Roll Call:

Present:

Caitlin Rethorst – President (CR)	Tom Beckenbaugh – Vice President (TB)	Tammy Shepherd - Treasurer (TSh)	Christina Comiskey – Secretary (CC)
Ray Chandler (RC)	Matthew Myers (MM)	Megan Sheets (MS)	

Absent:

David Leavitt (DL)	Tia Strait (TSt)		
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3. Resident Comments: No residents attended the meeting.

4. Officer Reports:

a. President:

- i. CR noted an email was sent to residents notifying them of an upcoming board election and inviting volunteers to run for the three open positions. Only one non-Board member expressed interest.
- ii. CR reported that an email outlining the conditions for the Bellinger family's requested use of the common area for rear-yard construction access was sent, and she is awaiting their confirmation accepting those conditions.

b. Vice President:

- i. Annual Meeting Date: TB noted that the 2025 Annual Meeting was held on a Tuesday evening in June in the place of a monthly board meeting. The consensus was to follow the same approach and hold the 2026 Annual Meeting on the evening of Tuesday, June 9th.
- ii. Board Election: Following discussion, the Board nominated current Board members RC and CR, along with resident volunteer Georgia Deming, as the slate of candidates for the 2026 ballot. Consistent with the 2025 voting procedures, Association members will receive an email in mid-May with advance voting instructions and may alternatively vote in person or by proxy at the Annual Meeting.

- c. Secretary: CC noted that the “Did You Know” newsletter feature outlining City ordinance requirements related to residential soliciting is planned for the June newsletter.
 - d. Treasurer: Prior to the meeting TSh reported that dues have been collected from all members, except for one property owner making installment payments. TSh also reported that three properties have sold in 2026.
5. Committee Reports:
- a. Architectural: TB reported that two roofing applications were approved since the April meeting.
 - b. Directory: MM will begin researching options to update the website to include a secure, password-protected portal for future resident directories.
 - c. Family Programs and Social Events:
 - i. MS reported that the Cinco de Mayo event was very successful, with more than 185 residents attending, and noted that feedback from participants was overwhelmingly positive.
 - ii. MS noted that the neighborhood garage sale is scheduled for June 12 and 13 and that information has been posted on Facebook. Signs will be posted and a neighborhood map identifying sale locations will be prepared.
 - iii. MS reported that the 4th of July parade is planned for 10:00 a.m. on Saturday, July 4th, and will include a City of Shawnee fire truck stationed on the 68th Terrace cul-de-sac at the end of the parade route. Frozen treats will be provided.
 - iv. MS noted that she is exploring options for a mid-August social event, such as a neighborhood gathering featuring a food truck.
 - v. MS noted that the date for the Fall Picnic will be coordinated with the Chiefs’ game schedule and venue availability.
 - d. Maintenance: Prior to the meeting, TSt reported:
 - i. The damaged nature trail sign near the Red Oak Drive trail entry has been replaced and two previously removed signs/posts were reinstalled in concrete rather than sand to reduce risk of future vandalism.
 - ii. Eleven RFPs were issued for the Nature Trail footbridge replacement project, and three companies responded. One contractor conducted a site review on April 30th and subsequently submitted a bid of approximately \$12,000.
 - a. The consensus of the Board was that that, before committing to this investment, a survey should be sent to residents to solicit input on whether the nature trail should remain a neighborhood amenity.
 - iii. Midland Drive area is currently ~50% mowable / 50% active construction. CityScapes recommends continuing weekly mowing to prevent overgrowth and avoid equipment hazards from hidden construction debris.
 - iv. Black mulch installation for plant beds is scheduled to be completed in May.
 - v. A survey of plant replacements at the Elmridge & 70th Plant Bed is planned by the end of May.
 - vi. Plant bed weed control was applied the week of April 22, 2026.

- vii. Report of a “falling tree” along Midland Drive appears to be a dead limb extending ~4 feet over a fence. Consistent with prior guidance, homeowners may remove limbs encroaching over their property.
 - viii. Several partially dead trees will require evaluation and potential removal once Midland Drive construction concludes.
 - ix. TB noted that arrangements should be made for the 2026 Triennial Engineer’s Certification of Detention Basin. CR will reach out to a resident that provided the 2023 certification to see if she is interested in providing the 2026 certification.
 - e. Restrictions Compliance: TB reported that more than 98% of residents comply with trash and recycling container storage requirements but a small number continue to remain out of compliance despite reminders. The consensus of the Board was that residents not in compliance should be sent an additional reminder.
 - f. Website: No update.
 - g. Welcome: TSh reported that a welcome package was delivered to one family that recently moved into the subdivision; CC is planning to deliver a package to the new homeowners on 68th Terrace. MM noted that he will be delivering packages to two new residents.
6. Other Items: None.
7. The next meeting is the Annual Meeting, scheduled for Tuesday, June 9, 2026 at 6:30 p.m. at the Monticello Library in the Community Meeting Room.
8. The meeting adjourned at 8:09 p.m.