

## RED OAK HILLS HOMES ASSOCIATION, INC.

### Board Meeting Notes

Date: November 14, 2023

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:38 pm.

2. Roll Call :

**Present:**

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

3. Resident Comments: Gary Turner was in attendance and stated that some residents were unhappy that the term “Christmas Party” was not used to advertise the December 7<sup>th</sup> Holiday Celebration sponsored by the Homes Association. Several board members commented that events sponsored by the Homes Association need to consider the diversity of the Association’s membership and be advertized in a manner that is inviting to all residents. Board members agreed that plans for winter social events in 2024 will be discussed at a later date.

4. Officer Reports:

- a. President: JC shared a draft letter that he proposed be sent to property owners adjacent to Midland Drive and to other residents on Red Oak Court that provides an update on planned landscaping improvements along Midland Drive. CC made a motion, seconded by DL to send the proposed letter; the motion passed unanimously.
- b. Vice President: No Report.
- c. Secretary: No report.
- d. Treasurer:
  - i. TSh reported in advance of the meeting that 2023 expenses to date are tracking within budget.

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- ii. TSh presented two options for the FY 2024 budget. One option kept dues and expenses similar to the 2023 budget, the second option raised dues a modest amount and maintained expenses similar to the 2023 amounts. Following discussion, the general consensus was that the 2024 dues should remain at \$345 per property and that there should be minor adjustments to a few budget categories. TSh will present a final FY 2024 budget for Board approval at the December board meeting.
5. Committee Reports:
- a. Architectural: TB reported that two roofing applications and one solar panel application are being processed.
  - b. Maintenance: No Report.
  - c. Restrictions Compliance: TB noted that even after numerous notifications this year one property owner remains in violation of property restrictions concerning trash and recycling container storage. JC and DL agreed to meet with this resident to urge compliance; TB will provide examples of several trash container barriers used in the subdivision to be shared at the meeting.
  - d. Family Programs and Social Events:
    - i. CC and CR reported that final preparations are underway for the December 7<sup>th</sup> Holiday Celebration at the Shawnee Civic Center.
    - ii. CR will identify a group of volunteers interesting in helping organize and manage family programs and social events.
  - e. Welcome: No report.
6. Other Items:
- a. Holiday Lighting Contest – This year's lighting contest will be similar to last year's contest.
  - b. Holiday Decorations at Subdivision Entrances – JC will coordinate the installation of the decorations and the Midland Drive/Red Oak Drive and Elmridge/70<sup>th</sup> Street entrances.
7. The next meeting will be on Tuesday, December 12<sup>th</sup> at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:55 pm.