

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

Board Meeting Notes

Date: November 12, 2024

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:31 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)	Caitlin Rethorst (CR)	Tia Strait (TSt)

Absent:

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

4. Officer Reports:

a. President:

- i. JC noted that the Veterans Day Remembrance was well attended and feedback was positive. CC suggested that the Homes Association send a note of appreciation to the Shawnee Mission North ROTC color guard for their participation in the event.
- ii. JC noted that Mascote recently completed sediment removal in the storm water channel by the common area detention basin, and that for an additional \$600 Mascote has been hired to clean out sediment buildup in the storm water channel just east of Red Oak Drive. In addition, JC noted that for a cost of \$250 Mascote was authorized to cast large rocks in concrete where erosion has occurred along the storm water channel upstream of the dam.

b. Vice President: No report.

c. Secretary: No report.

d. Treasurer:

- i. Prior to the meeting TSh reported that a total of nine properties have been sold thus far in 2024.

- ii. TSh distributed a proposed budget for FY 2025 with expenses of approximately \$107,500. The proposed budget represented an increase of approximately \$6,500 over the FY 2024 budget, primarily due to anticipated cost increases in 2025 for common area maintenance and a 3.5% increase in trash collection costs. The proposed budget also included a \$50 increase in annual member dues so revenues more closely aligned with anticipated expenses. It was noted that a \$65 to \$75 per member increase in annual trash/recycling/yard collection costs for FY 2026 will likely require another dues increase in 2026. TSh made a motion to approve the proposed FY 2025 budget of \$107,500 with annual dues of \$395 per member. The motion was seconded by TSt and passed unanimously.
  - iii. Prior to the December 15<sup>th</sup> deadline to distribute the FY 2025 budget to residents, TSh will prepare an email for PB to distribute that will include the FY 2025 budget, notify residents of the \$50 per member annual dues increase for next year and explain the reasons the dues increase is necessary.
5. Committee Reports:
- a. Architectural:
    - i. TB reported that one roofing application was processed since the last meeting.
    - ii. TSh noted that the email recently sent to residents reminding them of the subdivision roofing restrictions and describing the process to obtain roofing approval has been posted on the neighborhood Facebook page.
  - b. Audit: TSh noted that the next audit is planned for February 2025. JC stated that he will ask DL and Linda Carlson to conduct the audit.
  - c. Directory: JC noted that an updated directory is planned for 2025. To ensure the information is as accurate as possible, the 2025 dues invoices mailed to members will include a request for residents to confirm the accuracy of their information in the current directory.
  - d. Family Programs and Social Events:
    - i. CC will obtain pricing to have Mexican food catered at the May 4, 2025 Cinco de Mayo social event planned at the Knights of Columbus Park.
    - ii. CR noted that Jana Bonham (JB) suggested that the December newsletter inform residents that there will not be a December 2024 holiday party. CR will draft a note to be included in the newsletter.
    - iii. CR noted that JB was asking for information on the annual holiday lighting contest to include in the newsletter. CR will contact Kelly Mason to determine if she plans to coordinate the event again this year. (As of November 13<sup>th</sup>, no volunteer to coordinate the event has been identified and several board members suggested that no contest occur).

- iv. TB noted that although only a small amount of Association funds were used to purchase candy for an annual Halloween party hosted by a resident, information about the event was not communicated to Association members. TB suggested that in the future when Homes Association funds are used to help with event costs that all members be informed of the event.
  - e. Maintenance:
    - i. TSt will contact White Construction to schedule replacement of the deteriorated concrete pavement inside the Red Oak / Midland Drive entrance gate house. TSh requested that this work be completed and expensed this year.
    - ii. TB noted that replacement solar lights have been installed to illuminate the 70<sup>th</sup> and Elmridge entrance sign. TB noted that the entrance sign paint was deteriorating and that repainting should be considered in 2025. CR suggested that the sign background color be reevaluated and agreed to investigate options.
  - f. Restrictions Compliance: TB suggested that the Board consider a policy requiring voluntary Homes Association members, who don't have deed restrictions on their lot, store their trash and recycling containers out of view from the street and neighboring properties as a condition of their voluntary membership. Board members in attendance supported this policy, noting that this policy would create a uniform standard for all Association members and enhance the overall appearance of the neighborhood. JC agreed to discuss this policy with affected voluntary members.
  - g. Welcome: No report.
6. Other Items: None.
7. The next meeting is scheduled for Tuesday, December 10<sup>th</sup> at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:47 pm.