

## RED OAK HILLS HOMES ASSOCIATION, INC.

### Board Meeting Notes

Date: October 10, 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)	Pam Baur – Secretary (PB)	Tammy Shepherd - Treasurer (TSh)
Caitlin Rethorst (CR)	Tia Strait (TSt)		
Absent: Ray Chandler (RC)	Carole Collyard (CC)	David Leavitt (DL)	

3. Resident Comments: No residents were in attendance.

4. Officer Reports:

- President: No report.
- Vice President: TB noted that the 2024 budget discussion should occur at the November 14th meeting and to comply with the bylaws and state law residents would need to be notified 10 days in advance of the meeting. PB agreed to send an email to residents on or before November 4<sup>th</sup>.
- Secretary: No report.
- Treasurer: TSh reported in advance of the meeting that 2023 expenses to date are tracking within budget in each category.

5. Committee Reports:

- Architectural: TB reported that two roofing applications were approved since the last meeting and one solar panel application is under review.
- Directory: JC reported that most residents have received the new directory. PB and CR agreed to hand deliver copies to the remaining residents.
- Maintenance:
  - TSt noted that a new sidewalk repair along Midland Drive west of Red Oak Drive is a tripping hazard. TB agreed to review and contact the City's public works department.
  - TSt reported that three companies have been contacted to provide pricing for next year's common area landscape maintenance.

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

Board Meeting Notes

October 10, 2023

Page 2

- iii. TSt is obtaining a price to remove the diseased pine tree at the ElmrIDGE Drive / 70<sup>th</sup> Street entrance and also the cost to remove stumps along Midland Drive west of Red Oak Drive and the cost to remove stumps along the drainage channel east of Red Oak Drive. Board members agreed to a budget of up to \$1,500 for the tree and stump removal.
  - iv. TSt discussed preliminary pricing for proposed plantings in the areas along Midland Drive. The goal is obtain final costs for plant materials and installation within the next week and to have 3 oak trees and 10 upright junipers planted this fall east of Red Oak Drive, and plant shrubs at entrance monument signs next spring. Once received, TSt will send final costs to board members for review. TSt is investigating options to water new plant materials.
  - v. TSt will schedule a weekend day within the next few weeks for board volunteers to remove an ornamental tree along Midland Drive.
  - vi. TSt will also schedule a volunteer work day for early November to clear brush along the nature trail.
  - d. Restrictions Compliance:
    - i. TB noted that even after multiple notifications this year two property owners continue to be in violation of property restrictions concerning trash and recycling container storage. These residents will be sent one additional letter requesting voluntary compliance.
    - ii. TB noted that issues with several boats being stored in violation of deed restrictions have been resolved.
  - e. Social:
    - i. CR recommended, and board members agreed, that the December 7<sup>th</sup> Holiday Party should include activities for children including a visit from Santa versus holding a separate "Cookies with Santa" event. CR will coordinate details with CC and will prepare a post card to mail to residents. A 6pm start is anticipated.
    - ii. JC will coordinate with Gary Turner plans for the Veteran's Day event.
  - f. Welcome: No report.
  - g. Young Residents Activities: CR reported that donuts and cider will be provided at the Halloween Parade scheduled for 11am on Saturday, October 28th.
6. Other Items: JC will identify a resident volunteer interested in taking responsibility to lower the flag at the Midland Drive entrance to half staff when required by government officials.
7. The next meeting will be on Tuesday, November 14<sup>th</sup> at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:55 pm.