

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: October 8, 2024
Time: 6:30pm – 8:00pm
Location: Monticello Library
Notes by: Tom Beckenbaugh

1. Call to Order: JC called the meeting to order at 6:33 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:
 - i. JC reported that the annual picnic was well attended, that feedback has been very positive and that the picnic was a good community building event. JC also noted a spirit of friendship and kindness was apparent as residents enjoyed meeting and visiting with each other.
 - ii. JC reported that several residents at the picnic expressed interest in becoming involved in planning Association activities.
 - b. Vice President: TB noted that the bylaws require the board to prepare a budget for next year not later than November 15th and that the budget discussion should occur at the November board meeting. PB will send an email to residents at least 10 days before the meeting to notify them of plans to discuss the 2025 budget.
 - c. Secretary: No report.
 - d. Treasurer:
 - i. Prior to the meeting TSh reported that all 2024 dues have been collected and expenses to date in 2024 are within the overall budget. TSh also reported that a total of nine properties have been sold thus far in 2024.

- ii. TSh reported on her discussions with WM concerning future trash/recycling/yard collection costs following the end of our current multi-year contract. Based on those discussions, a minimum 30% increase in future collection costs is anticipated.
5. Committee Reports:
- a. Architectural:
 - i. TB reported that three roofing applications and one trash/recycling container barrier application have been processed since the last meeting. In addition, three residents have requested information on roofing requirements. TB also noted that a resident on Red Oak Court inquired about fencing restrictions and that they plan to install a fence at the rear of their property along their Midland Drive frontage.
 - ii. TB noted that an updated roofing application form is being prepared that outlines roofing material requirements on the form.
 - iii. TB suggested, and board members concurred, that an email should be sent to residents reminding them of the subdivision roofing restrictions and describing the process to obtain roofing approval. TB will prepare a draft email and send it to PB for distribution to residents.
 - b. Family Programs and Social Events:
 - i. CR noted that the Halloween Parade will be on October 26th at 11 am. An email will be sent to residents reminding them of the event and providing details on how residents can donate candy.
 - ii. A motion was made by TSh, seconded by CR, to approve a \$45 candy expense for a Halloween party to be hosted by Clif Hall and Carla Hanson.
 - iii. CR noted that Gary Turner prefers to hold the Veterans Day Remembrance at 4 pm on Veterans Day, November 11th, to accommodate the availability of the color guard. An email will be sent to residents notifying them of the event and ROH signs will be placed at subdivision entrances.
 - iv. In lieu of a December 2024 holiday party, a May 4, 2025 social event is being planned at the Knights of Columbus Park. Preliminary plans include Mexican food since the event is the night before Cinco De Mayo.
 - c. Maintenance:
 - i. TSt noted that a \$3,100 bid was received from White Construction to replace the deteriorated pavement inside the Midland Drive entrance Gate House. A motion was made by TB, seconded by CR, to approve the cost following confirmation from JC that a \$1,100 bid from a different contractor to clean out the storm water drainage channel upstream of the dam is still valid. The motion passed unanimously.

- ii. TSt is seeking contact information for the company that supplied the nature trail signs so the cost for additional “hazard” signs along the trail and the cost for a “vehicles prohibited” sign to be placed near the common area access point by the Little Library can be determined. TB will review a box of files recently handed over by Gary Turner to see if there are records from the company that previously supplied the signs.
 - iii. TSt noted that a resident suggested that a sitting bench be considered at the Nature Trail entrance on Red Oak Drive.
 - iv. TSt noted that a resident adjacent to the Lind Road monument sign offered to water any new landscaping at that location. TSt also noted that unkempt landscaping at the two monument signs at the north end of Red Oak Drive need attention, TB suggested that the dying Buckthorns on one side of each sign be replaced with the same plant.
 - v. TST noted that an \$1,100 gift card has been received from Family Tree Nursery as reimbursement for the three Crimson Oak trees and one Taylor Juniper planted last fall that have since died.
 - vi. TSt noted that a volunteer work day will be scheduled this fall to cut down a dying willow tree in the common area detention basin and remove the unkempt flower bed nearby. JC reported that a nearby resident has expressed interest in keeping a portion of the flower bed and that they may be willing to provide a trailer and a disposal site for the tree debris. JC will confirm.
 - vii. PB requested that improving the condition of the turf / adding an irrigation system at the area surrounding the Little Library be considered as a future capital improvements project.
 - viii. TSt noted that the 2025 landscaping maintenance work will be bid, TB will assist with amending the RFP to provide more details on maintenance needs.
- d. Restrictions Compliance: No report.
 - e. Welcome: No report.
6. Other Items: None.
7. The next meeting is scheduled for Tuesday, November 12th at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:51 pm.