

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: September 10, 2024

Time: 6:30pm – 8:00pm

Location: Monticello Library

Notes by: Pam Baur

1. Call to Order: JC called the meeting to order at 6:35 pm.

2. Roll Call :

Present:

Jay Carlson – President (JC)	Pam Baur – Secretary (PB)	Tammy Shepherd - Treasurer (TSh)	
Carole Collyard (CC)	Ray Chandler (RC)	Caitlin Rethorst (CR)	Tia Strait (TSt)

Absent:

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

4. Officer Reports:

- a. President: JC discussed how popular ROH has become. One new resident shared with him that they looked through 90 homes before buying one here. Another shared that they looked for three years before buying in ROH. Confirms that Red Oak Hills is a hot housing area.
- b. Vice President: No report.
- c. Secretary: No report.
- d. Treasurer:
 - i. Prior to the meeting TSh reported that expenses in 2024 to date are within the overall budget. TSh also reported that a total of eight properties have been sold thus far in 2024.
 - ii. TSh reported that the last remaining resident that had dues outstanding have made it clear they will pay TSh on September 20th.
 - iii. TSh contacted WM to request a multi-year extension to the current contracted rate. No quotes have been given yet but WM will not agree to the terms in our current contract. A significant rate hike is inevitable after the end of our 2025 multi-year contract for trash/recycling/yard waste. It’s probable that an increase in HOA fees for 2025 will occur to avoid a significant jump in 2026 dues. TSh will look at other company comparisons and report back next month.

5. Committee Reports:

- a. Architectural: Prior to the meeting TB reported that there was one inquiry on roofing requirements and one inquiry on a trash container barrier. In addition, TB has been in contact with a resident concerning a low slope roof they are planning over their new deck.
- b. Family Programs and Social Events:
 - i. CR is planning a Halloween Parade Saturday, October 26th, handing out candy bags.
 - ii. CC has finalized catering arrangements for the October 6th Fall Picnic at the Knights of Columbus Park. Yard Hogs will cater the meat and beans. CR has sent out invitations with a QR code to RSVP. The Chiefs are not playing a game at that time.
 - iii. Plans are coming together for a Spring Fling on May 4th, 2025 in lieu of a December Holiday/Christmas Party.
 - iv. The Veterans Day Celebration is Saturday November 9th. CR has postcards prepared. No details from Gary Turner yet.
- c. Maintenance:
 - i. TSt will contact the company who made the trail signs and "vehicles prohibited" replacement signage after work is completed at the storm water channel basin.
 - ii. TSt is going to check with Family Tree Nursery about receiving credit for dying Crimson Oak trees recently planted in the fall of 2024 along Midland.
 - iii. JC is going to contact the city for their assistance to report tall weeds along the channel nearest Midland before reaching out to the homeowners.
 - iv. TSt confirmed that our sprinkler system reaches west of the main entrance along Midland covering our subdivision property.
 - v. TB spoke to David White, with White Construction, who agreed to use washed out rock in wet concrete to fill in two large erosion areas in the channel basin upstream from the dam. Work will begin Thursday, September 12th, accessing work areas from Red Oak Drive, next to the Little Library. Workers will also shovel silt where needed along the channel.
 - vi. After repairs are made to the channel basin, the annual Detention Basin Compliance Report will be made to the city. A civil engineer report is not required this year.

- d. Restrictions Compliance: There have been two instances where a resident was asked to remove a political sign from their yard. Neither lot has deed restrictions. As of September 20th, state law will allow signs for the November election to be placed in yards, irrespective of our deed restrictions.
 - e. Welcome: CC printed off updated Welcome Packets which will be distributed to new residents going forward. TB updated the Table of Contents, the Board of Directors page, the addition of the Common Area Rules and the FAQ document of Trash and Recycling.
 - f. Website: TB forwarded the August meeting notes, Annual Meeting notes and updated information on the new director terms to Nick Jianas. These items haven't been posted yet to the ROH website.
6. Other Items: None.
7. The next meeting is scheduled for Tuesday, October 8th at 6:30 pm at the Monticello Library.
8. The meeting was adjourned at 7:30 pm.