

RED OAK HILLS HOMES ASSOCIATION, INC.

Board Meeting Notes

Date: September 9, 2025

Time: 6:30pm – 8:00pm

Location: Chandler Residence

Notes by: Tom Beckenbaugh

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

2. Roll Call :

Present:

Caitlin Rethorst – President (CR)	Tom Beckenbaugh – Vice President (TB)	Christina Comiskey – Secretary (CC)	Tammy Shepherd - Treasurer (TSh)
Ray Chandler (RC)	Matthew Myers (MM) (first portion only)	Tia Strait (TSt)	

Absent:

David Leavitt (DL)	Megan Sheets (MS)		
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3. Resident Comments: Rod David attended the meeting to listen to the discussion.

4. Officer Reports:

- a. President: CR noted that she has discussed deed restrictions with an individual interested in purchasing the home at 17428 West 70th Street.
- b. Vice President:
 - i. Household Waste, Recycling and Yard Waste Collection RFP Responses: TB distributed a tabulation of RFP responses for waste and recycling collection beginning in January 2026, noting that four haulers submitted bids. Following review and discussion of the bids, the consensus of the Board was that that further research was needed and the discussion was tabled until the October meeting.
 - ii. Storm Water Detention Basin: Prior to the meeting MM inspected the detention basin area and prepared a draft Detention Basin Inspection Report for review. TB noted that large rocks in the concrete channel should be removed before the report is finalized. TB will send comments on the draft report to MM before the report is finalized and submitted to the City.
- c. Secretary:
 - i. CC reported that the “Did You Know” topic for the October newsletter and Red Oak Hills Facebook page will be a reminder concerning yard waste and avoiding placing debris in storm water inlets.

- ii. CC noted that the 2nd Floor meeting room at the Monticello Library has been reserved for the October board meeting and that the November meeting will be held on Wednesday, November 12th since the library is closed on Tuesday, November 11th for Veterans' Day.
- iii. CC reported that September 12th is the deadline for residents to respond to the email from the board seeking volunteers to participate in a committee to update the Roofing Guidelines. TB suggested that if less than 7 to 9 residents respond that a second email be sent to residents seeking additional volunteers.
- d. Treasurer: TSh noted that year to date expenses are tracking within the budget.

5. Committee Reports:

- a. Architectural: TB reported that five roofing applications have been processed since the August meeting and that this year a total of 24 homes have been reroofed. TB noted only eight applications were processed in 2024.
- b. Directory: TSh noted that numerous edits were made to the review draft of the directory and that a final review should occur before the directory is printed. CR noted that volunteers will distribute the directory to each home. TB commented that the cost of printing should be confirmed and shared with the board prior to the expense being incurred. Due to the expense of printing a directory, TB suggested that changing to a password protected electronic directory accessed via the website be considered for future directories.
- c. Family Programs and Social Events:
 - i. Annual Fall Picnic: An estimated 130 people attended the picnic. Participant feedback was positive. RC suggested that next year the event begin at 5pm, TB commented that options to HyVee catering should be considered in the future.
 - ii. Halloween Parade: The parade is scheduled for the morning of October 25th. Details will be included in the next newsletter and posted on Facebook.
 - iii. Veterans Day Remembrance: CR will contact Gary Turner to discuss plans (if any) for this event.
- d. Maintenance:
 - i. TSt noted that the sign company repainted and reinstalled the Lind Road monument sign for board review and that TB suggested that the two green colors used for the trees and hills in the background be reversed. TSt distributed an illustration of this possible change and the consensus of the board was that this change should be made. TSt will contact the sign company to proceed with the refurbishment of the remaining four signs incorporating this modification.
 - ii. Trail Mulching: TSt suggested that a day be set for volunteers to move the pile of mulch at the west nature trail entrance to the east trail entrance so the remaining material can be spread in that location. This work was tentatively scheduled for Saturday, September 27th.

- iii. Common Area Encroachments: A resident on Red Oak Drive immediately south of the nature trail has requested permission to plant two sugar maple trees in the Common Area north of their property. TB made a motion, seconded by CC to deny this and any other resident requests to plant trees in Common Areas due to concerns about future maintenance costs; the motion passed unanimously. CR will notify the resident of the board's decision and will discuss with DL preparing a letter to the resident. Prior to the October meeting, TB will update the Rules for Common Area and Facilities to clarify that planting of trees in common areas is not permitted.
 - e. Restrictions Compliance: No Report.
 - f. Website: TB noted that the August board meeting notes have been posted to the website.
 - g. Welcome: CR noted that the Welcome Committee has scheduled meetings with several new property owners to deliver the welcome package and coffee mug gift.
6. Other Items: None.
7. The next meeting is scheduled for Tuesday, October 14, 2025 at 6:30 pm at the Monticello Library Second Floor meeting room.
8. The meeting was adjourned at 8:10 pm.