

May 16, 1991

Tom

PRESENT: Tom Sinnott, Toni Oster, Cheryl Soelke, Gloria Langston & Millie Murphy

ABSENT: John Christiansen, Amy Salyer

GUEST: Linda Saxton

The meeting was called to order at 7:40 PM by Tom Sinnott.

The meeting opened with our visitor, Linda Saxton. Linda came to report that Lois Hitchcock and Linda Saxton are working on the upcoming block party tentatively scheduled for late in August, 1991.

Linda Saxton also volunteered to take the Board position that is open due to Fred Gervase's transfer. Millie Murphy made a motion that Linda Saxton be selected to fill the unexpired term of Fred Gervase for the remaining 9 months. Toni Oster seconded the motion. The motion was unanimously carried. The Board welcomes Linda Saxton. Linda will continue to carry out any necessary duties as liason between the City and Anden and the River Oaks Homeowner Association. If any residents have any questions concerning the pending lawsuit between the City of Warrenville and Anden, they may be directed to Linda Saxton.

TREASURER REPORT: Gloria Langston gave a verbal and written financial report. Gloria also reported that the Association's property taxes have been paid for the whole year in the amount of \$65.82. The Association is responsible for paying property taxes on the common areas.

Gloria reported that eight families are currently past due on their association dues. Gloria will send out a second notice to these families requiring that payment be made within 30 days.

FYI: Mention was made that the tax assessor is coming around River Oaks and has measured several homes in the subdivision. It was suggested that an ad be run in the Newsletter to advise the residents of River Oaks that they can apply for tax exemptions for 5 years on any new decks, additions, etc. Tom will talk to John Christiansen to see that an article be run in the Newsletter

GROUNDSKEEPING/BEAUTIFICATION: Millie Murphy reported that she had been in contact with John Spartz (co-chairperson) and that John Spartz and Millie are currently contacting several of the residents to seek their help in watering the new grass plantings in the common areas. Also, the shrubs in the front entry way were replaced by Stibbe's Nursery and Millie will water these shrubs as necessary.

Suggestions were brought up about planting perennials in the front entry area. Millie would like to run a contest to inspire some new ideas about what can be done in the common areas. The Groundskeeping/Beautification committee plans to meet May 21st and they plan to put together some plans and will report back to the Board at the next Board meeting.

Tom Sinnott notified Millie that the evergreen bushes died between lots 51 & 52 in the common area. There is a problem with water sitting in this area and various options were discussed to correct this situation. Tom asked the G/B committee to get an estimate on the cost of digging out a flower bed in front of the evergreens, framing it off with landscaping timbers and laying down a bed of rock under the soil. The committee will report back to the Board at the next meeting.

It was suggested that some kind of an acoustical barrier along Route 59 would be something that the Board would like to see plans being made for in the future. Everyone agreed that this would be to the benefit of the entire neighborhood. It was also brought up that the trees (8 of them) near the pump station are in need of spraying due to the tent caterpillars. Linda Saxton will spray these since they are right next to her house and the Board agreed to have her do it.

CITY LIASON: Amy Salyer was called out of town unexpectedly and so she was unable to attend the meeting. Linda Saxton suggested that we contact the same firm that made the sign for our front entry way and ask for a bid on the traffic barricade that the Board is looking for to install at the top of lots 51 & 52 near the apartment parking lot to prevent anyone from driving their car down this easement. The easement is there for the specific purpose to allow emergency vehicles into the subdivision in the case that Route 59 would be blocked and entry could be made through the apartment parking lot. Linda will call Victor Covarrubias from Signs and Wonders and will report back to the Board.

NEWSLETTER: John Christiansen was representing the Board at the City meeting regarding the Route 59 issues. In addition to the minutes, a copy of comments from the Board is attached regarding the Route 59 situation. John presented these comments at the meeting on behalf of the River Oaks Homeowners Association.

The latest issue of the Newsletter went out on May 14th to the residents.

ANDEN UPDATE: The lawsuit is still pending. The situation is still status quo. The Board received a letter from Rusty Henson of the Anden Corporation regarding a downed power line pole on the White property and a dead tree that was to be removed by Anden some time ago. Rusty requested that this item be added to the current list of "private improvements" that we have submitted to Anden to be completed that is part of the lawsuit. The Board was a little confused by this letter, but Tom Sinnott will call Joe Ricely, the Association Attorney, and send a copy of this letter to the Attorney for the City of Warrenville, Barry Moss to see that this matter is cleared up.

Linda Saxton is planning to attend the next Community Development Meeting at the City Hall to be scheduled for the 28th of May. She will report any new developments in the Anden lawsuit at the next meeting.

OLD BUSINESS: Several discussions at previous meetings brought up a need to talk about revising our meeting procedures to enable the board to streamline the meetings and hopefully become more productive at the actual meetings. It was decided, therefore, that 1) all members of the Board including committee chairpersons would receive a copy of the meeting minutes within two weeks after the meeting, and 2) the Board members and committee chairpersons would receive a copy of the upcoming meeting's agenda at least one week prior to the meeting. This will allow all members to review the meeting minutes from the prior meeting and make any comments or changes and approve the meeting minutes. Also, all members and committee chairpersons will know what the schedule of the next meeting is and make any comments, changes or additions to the agenda prior to the meeting.

Since this year's transition period was the first to be experienced with all of the original Board members gone, it was somewhat awkward for this Board to get started productively. We would like to avoid this in the future and feel that prior to the Nominations in Oct/Nov, the nominating committee propose a procedure for nominating new Board members. We will also put together a list of the Board positions and the duties of each of these positions prior to the nominations.

OLD BUSINESS CONTINUED: Tom Sinnott talked to Myra, the Countryridge Apartment manager recently to notify her of two complaints concerning the lights in the apartment parking lot and the loud music coming from the apartments. The manager assured Tom that the shields on the lights would be changed so as not to shine in the back of the houses along the apartment parking lot and also that they would monitor the noise situation.

The Real Estate Agent for the property on lot 66 has been contacted and the grass will be maintained by the Agent until the new owner takes possession of the house.

NEW BUSINESS: The Board has been notified that the property on lot 63 is being foreclosed. This property currently has been liened for the outstanding dues and Cheryl Soelke will contact our attorney, Joe Ricely, to advise him of the current amount of dues along with the late fee and interest owing.

Tom Sinnott has recently been contacted by Chief of Police, Robert W. LaDuer, and in response to their request for better communications between the Police Department and the Citizens of Warrenville, we have invited Chief LaDuer to one of our Homeowner Association Board Meetings. His is currently scheduled to attend our August meeting which will be held on August 16, 1991 at the Soelke residence at 7:30PM. All River Oaks residents will be cordially invited to attend this meeting also.

Cheryl Soelke mentioned that our Liability Insurance Policy was renewed by the DuPage Insurance Agency and sent out. Since it was sent to a previous Board member, we have not yet received it. Cheryl will contact the Agent, and request that a duplicate policy be mailed out to the P.O. Box 144 address.

The meeting was adjourned at 10:20PM
The next scheduled meeting will be June 20, 1991 at the Langston Residence at 7:30PM.

Respectfully submitted,
Cheryl Soelke

Due to the fact that the first meeting after the Annual Board Meeting was very awkward to the new Board Members, I feel that a new procedure should be considered in bringing in new Board Members and also structuring the Board so that it is not unorganized on the meeting following the Annual Meeting.

SOME IDEAS:

1. Prior to the Annual Meeting, present Board Members should decide if they are going to continue their current positions or change so that the new Members being nominated know what positions are available when they are nominated.
2. A new Board Member definitely needs to have some lead time in a new position. It could be set up that if someone new is taking over a position, the person previously in that position should be a liason for a month or two until the new person is acclimated to that duty.
3. Another alternative is that the existing Board nominate a person to a particular position. The By Laws and Covenants may need to be reviewed in the case that the Board sees the need to change the current procedure to bring in new members.
4. Maybe we should consider having a homeowner run for a certain position and have the entire neighborhood vote for the person
5. Maybe once a person is elected or nominated, they serve a two or three year term.
6. The meeting should be run on an adgenda and that adgenda could maybe be passed out to all Board members five days prior to the meeting.
7. In addition to the current committees, maybe we should consider a committee to welcome new homeowners
8. Maybe the size of the Board should be smaller if we cannot generate enough interest of the homeowners to join
9. Maybe the Groundskeeping and Beautification Committees could be combined into one committee.

May 16, 1991

INFORMAL MEMO TO TOM SINNOTT:

RE: Comments on Cheryl's suggestions:

- We can't lock in committee appointments before new members take over. This takes power away from the voting homeowners, and puts new Board members at a disadvantage.
- We should make an effort to prepare for redistribution of offices before the first meeting of the new Board each year. This could be done by (1) preparing synopses of officer's and chairmen's duties before the new Board meets (Cheryl's idea), (2) everyone thinking in advance of what position(s) they would like, and (3) everyone standing up for themselves and speaking their minds on how the positions should be filled. We're not mind readers!
- 2-year terms? Maybe, but we can't even fill 1-yr. terms! 7 on the board? Might work out OK. All of these suggestions would require Bylaw changes, so beware!
- I feel we've spent too much time on these issues already. We should table them till closer to the next elections; in the meantime we can lay the groundwork (committee synopses, etc.) discussed above.

.... John Christiansen