

# Minutes Board of Directors Meeting

**Date:** April 27, 1995

**Present:** Mark Moore, Joe Lanute, Paul Koenig, Chuck Hulse, Becky Christiansen

**Absent:** Tom Sinnott, Bryan Lynch

**Guests:** Kelly Kreminski, Amy Salyer, Mary Ann Hulse

Mark called the meeting to order at 7:45 P.M.

**Motion:** Chuck made a motion to accept the minutes as written. Joe seconded the motion. The motion passed.

**Treasurer's Report:** Joe reported that currently there is a balance of \$12,350.04 in the ROIA checking account. 5 households still owe money for the last quarter of the previous fiscal year ending February 28, 1995. The accountant has the files for the biannual financial review, which will be completed soon.

Checks written since the last report include:

Newsletter	\$17.50
Newsletter	6.20
Annual Meeting	30.00
Treasurer	47.69

There was a question about how a homeowner finds out about the budget and about how and how much is being spent. Mark explained that all of that information is included in the Newsletter, and is available from any Board member.

**Entertainment:** Kelly reported on the meeting held by this committee, which includes Kelly, Bryan and Paul. She explained that with this year's schedule and the transition in this committee, they were unable to plan the Easter Egg hunt in time for Easter.

The Committee would like to circulate to the homeowners a questionnaire regarding possible Entertainment Committee activities. This would include questions about how homeowners think that such activities should be paid for. Suggestions include contributions from those attending, ticket sales for individual events, and dues increases to cover an increased entertainment budget. Another possibility suggested by the guests was a lemonade stand during the garage sale, with profits going to the Entertainment Committee budget. The Board recommended that the survey include estimated costs for possible activities, as well as requests for homeowner help. They also suggested that this be distributed by itself and not attached to the Newsletter, as it might go unnoticed if

attached to the Newsletter. \$200.00 is in the current budget for the Entertainment Committee and the Board stated that there is no other source for more money this year in the Budget. The reserves are earmarked for emergencies and capital improvements.

**City Liaison:** Chuck will be taking his place on the City of Warrenville's Planning Commission next week. The Board congratulated him on this appointment. Chuck reported that work on Rt. 59, which will involve adding a fifth lane for left turns to the stretch of the road between Batavia and Mack, is slated to be done this summer. Chuck will be getting a copy of the revised plans for this work. There will be a strong effort to make sure that work will be done during the 7 AM to 3:30 PM standard during the estimated three months of construction.

Chuck also reported that the contractor for the sidewalk work has been given a punch list of cracked and spall concrete pieces to repair, before any other payments will be made. The City will arrange a walk-through of the subdivision to examine the restrictor situation.

The new blacktop put in the driveway aprons can be sealed to prevent the crumbling that was noted by several homeowners. Chuck noted that the initial sealing process would probably take more sealant.

**Landscaping:** Tom sent a written report covering the landscaping issues. Currently there is one bidder for Common Area maintenance, namely Sunrise. With 21 full mowings, 3 partial mowings, and one weed and feed, the estimated bill would be \$5,610.00. The Committee hopes that other bids will be arriving soon, but needs to move quickly to sign up for this service.

**Motion:** Paul made a motion to allow the Landscaping Committee to decide on which landscaping service to contract with for the Common Area maintenance. Chuck seconded the motion. The motion passed.

Questions were raised about what the plans were for future plantings of trees in the Common Area, as well as expenditures for Common Area plantings. There were concerns that too much area would be taken up with the planting and not enough would be left in which children could play. There was concern that the trees would block clear views of the area for parents who like to keep an eye on their children from their house. First, it was explained that, other than those purchased in the spring of 1988, no trees have been purchased for the Common Area. The current crop of trees were donations or were paid for by the City of Warrenville as part of the Anden settlement. It was explained that no trees would be planted in the bowls of the detention ponds, so there would always be open spaces. The area on the hill behind Lot 32 is an area that is planned

for an eventual shady grove, when the trees there now mature.

The river bank project has begun. Approved burning was completed last Sunday in the area below the outfall to rid that area of some of the weeds and undesirable brush. Several homeowners have offered fill to aid with the contouring along the outfall area.

The committee is planning to take down the old telephone poles next weekend. These will eventually be taken down to the river for use in the restoration project. The Board authorized Joe to begin a new project category for the river bank work, with funding to come from the reserve funds as this is a capital improvement. Tom presented an estimate of \$700. for materials for the new stairs at the retaining wall. This and all other expenses for this project will be charged to this project category.

Frank Vainisi is researching a painter to rehabilitate the entrance sign. May Ann Hulse offered to paint it herself.

The Committee will do pruning of the trees and shrubs in the lower cul-de-sac.

**Newsletter:** Mark expects to get the next edition of the Newsletter out next week. He asked for Calendar of Events items. A question of selling ads for the Newsletter was brought up, suggesting this would bring in more money. It was explained that this has been considered before, but no one was interested in getting involved with the increased time and effort that this would require.

**Anden Issues:** The drainage ditch work should be done soon. In addition to the two areas already considered for the digging, namely the easement between Lots 31 and 32, and the burying of the drainage pipe in the upper Common Area, it was suggested that the area behind Lot 8 and the Common Area also be considered for a buried pipe to alleviate the drainage difficulties there.

#### **Old Business:**

**River Clean-Up:** Heather Moore is organizing a group of River Oaks kids to help clean up the river bank in May. There may also be another clean-up to coincide with the June 3rd River Sweep project.

#### **New Business:**

**Cars Improperly Stored in River Oaks:** The Board has received several complaints regarding two cars improperly parked in the subdivision. One is parked in the front yard of a lot, while another is parked in someone's back yard. The City says that both must be moved. It was agreed that before the City is brought in to deal with this, the Board would write to

the two homeowners involved and ask them to remove the cars from their present locations.

**Garage Sale:** The annual River Oaks Garage Sale is scheduled for Saturday, May 20th.

**Oil Slick in Common Area:** After the past several rains, waste oil has been coming up from the sewer and settling on certain areas of grass in the Common Area. There has been some loss of grass. The City is aware of this problem and has tried to track down the source of this oil. The City Public Works Department has examined sewer inlets upstream of River Oaks, as well as placing hay bales at grate openings to see if they could trap and track the oil. It appears to be coming from someplace further up-sewer than the apartments. It may have only been one person thoughtlessly discarding changed oil down a sewer drain.

**Motion:** Paul made a motion to adjourn the meeting. Chuck seconded the motion. The meeting adjourned at 9:35 PM.

*Respectfully submitted, Becky Christiansen,  
Secretary*

The next Board meeting is scheduled for 7:30 P.M. on Thursday, May 25th at the Koenigs', 2S. 530 River Oaks Dr.