

Minutes Annual Meeting River Oaks Improvement Association

Date: March 5, 1996

Board Members Present: Tom Sinnott, Mark Moore, Chuck Hulse, Joe Lanute, Brian Lynch, Becky Christiansen

Homeowners Present: Sandi Gorski, Andy Gorski, Mike Hitchcock, Linda Saxton, Ana Vainisi, Frank Vainisi, Mary Moore, John Christiansen, Richard Nagode, Karl Berland, Pete Molina

Board Members Absent: Paul Koenig

Tom called the meeting to order at 7:40 P.M. He welcomed everyone and recapped last year's ROIA activities briefly. The following is a summary of his report:

Last year saw the Anden settlement work nearing completion, with some of the major drainage problems corrected. River Oaks has continued with its efforts to take an initiative in the arrangements for such work, using the resources and knowledge of the River Oaks residents to suggest cost effective plans. An example of how this can benefit the community can be seen in the successful driveway repair contracting suggested by the ROIA Board, versus the problematic sidewalk repair that came out of municipal planning. It is an example that the most effective plans to address neighborhood concerns come from those on whom the concerns will have the most impact. The other continuing aspect enabling River Oaks improvements is homeowner involvement. 'Sweat Equity' has been essential in the completion of many major projects here in River Oaks for a minimal amount of money. The stairs in the Common Area that were replaced this past year are an example of how well this system works.

The Board said goodbye to the three members whose terms were up. Tom Sinnott, a Board member for five years, has served as President of the Board, as well as Landscaping Committee chairman, Newsletter chairman, and Anden lawsuit liaison. Chuck Hulse has served as City Liaison for the Board for the two years of his term and has been essential in working with the City on the Anden settlement issues. Becky Christiansen, a member for four years, has served as Secretary to the Board, as well as Newsletter chairman.

1995 Financial Review & Treasurer's Report: Joe reported that current expenditures for the 1995 fiscal year totaled \$9,342.33. Of this amount, \$640.00 will be reimbursed to ROIA from the City, and \$821.01 is the stair repair work that was treated as a capital expense, to be drawn from ROIA reserves rather than its operating budget. Subtracting these two amounts shows that budgetary expenditures amounted to \$7,881.32. Last year's budget was \$8,451.00, so expenditures last year were approximately \$500 under budget. Currently there is \$9,136.00 in the ROIA account. The budget update, as of 2/24/96, is:

Category	Expenses	1995 Budget
Anden Project	-640.00	0
Annual Meeting	-36.20	60.00
Discretionary	-45.00	249.00
Entertainment	-69.25	200.00
Insurance	-233.00	250.00
Landscape	-6,412.98	6,400.00
Newsletter	-171.09	450.00
Property Tax	-72.60	80.00
Financial Review	-550.00	275.00 (+ 275.00 from 1994)
River Work	0	0
Stair Repair	-821.01	0
Treasurer	-143.22	100.00

Question: In what kind of accounts are the ROIA funds kept? **Answer:** ROIA funds are kept in one account that does not bear any interest, but is also not subject to a service charge. The funds were switched to this special not-for-profit business account last summer, from a regular business checking account. The Board is looking into putting some portion of this into a interest-bearing account, possibly a CD with no fee for early withdraw. The amount will be determined by how much is needed on hand to meet expenses as they occur.

Question: Are there any delinquent dues in River Oaks? **Answer:** Yes, there are a small number of residents that are one quarter past due. This is a common occurrence, and the treasurer will remind them of their obligations. However, there are no accounts that seem to be in danger of default at this moment. As always, the budget is predicated on dues from 64 households rather than 66 to afford ROIA some protection from possible gross delinquencies. Also, real estate agents have been responsive and good about reminding buyers that there is a homeowners association in River Oaks.

The dues were raised for the coming year, the first time the dues have had any change since their decrease six years ago. This increase was needed because the cost of Common Area maintenance has increased. The Board does not want to use capital reserves to pay for maintenance.

Entertainment: Brian reported on the activities of the Entertainment Committee last year. Although his family has been in residence at River Oaks for several years, Brian has lived in the community only since January 1995, when his employment brought him back to the area. Because of this, he felt it important to get a feel for what the community wanted in terms of activities. His committee produced a questionnaire and tallied the responses. The overwhelming majority of those responding did not want to see a dues increase to pay for an increased Entertainment budget. They favored, instead, a payment arrangement whereby those who attended various activities would foot any excess not covered by the budget. Group events were indicated as being desired, although the one group event planned, namely the Cougars game tickets, found no takers. Due to the lateness in organizing the committee last year, there was no time to prepare an Easter Egg hunt. A Hunt will be planned for this year. It was suggested that the homeowners be asked to donate some of the plastic eggs that they might have lying around their houses for this hunt, as well as candy donations. Another suggestion was to get help from some of the older children in the subdivision with stuffing the eggs.

The one activity sponsored by the committee last year was the Taste of River Oaks, the annual picnic. The pot-luck style event attracted a good crowd and cost \$69.25. The area merchants were thanked for their generous donations. It is rumored that the excess hot dogs will be excavated from their grave for next year's picnic. The Committee finished the year with a \$130.75 surplus.

Newsletter: Mark reported that eleven Newsletters went out this year, as well as one directory and the Annual Meeting notice. The Newsletter exchange with other Warrenville subdivisions has been reinitiated with Edgebrook, Fox Hollow, Summerlakes, and Winchester Square. Mark is currently receiving issues from Fox Hollow and Winchester. Some of these newsletters have contained community information that he has included in *Oak Leaves*. He has received one letter of inquiry regarding suggestions on how to encourage current payment of dues from one of these subdivisions, where the problem of non-payment is serious.

Landscaping: Tom reported that Brickmann, the landscaping company that did the Common Area maintenance work last year, has submitted a bid for the coming year. In addition to overseeing this maintenance work, the Committee was also involved in cutting down the abandoned telephone poles in River Oaks. The Committee has also done some preliminary clean-up work by the outfall pipe in the upper Common Area, including weed killing, planting cypress trees in the area, and general cleaning. The old stairs that

were removed from the retaining wall will eventually be used to provide access to this area. In general, it is the Committee's plan to make this area more user-friendly, and to that end have had discussions with County and City officials regarding how to proceed.

Tom also reported on the drainage improvements that directly affect the Common Areas. The entrance way between Lots 31 and 32 is now properly drained, and the Common Areas behind Lot 19 and adjacent to Lot 8 now have buried sump lines to avoid further Common Area damage.

Scheduled for the next year are cul-de-sac improvements/clean-ups, as well as parkway tree replacements. This was the first year that the River Oaks nursery has provided replacement trees for the parkways. Five replacements were done in the fall, with eleven more trees slated to be transplanted this spring to the parkway and other Common Areas. There are currently sixty trees in the nursery. There will also be some transplanting of special salt-tolerant plants into the entryway. The Board wants to encourage the City to investigate the new zero velocity salt spreaders that are available to minimize salt damage.

Question: Whose responsibility is it to prune the parkway trees when they need it? **Answer:** Currently the Committee has been doing the pruning, although it is hoped that the homeowners will take over this maintenance. Eventually the City will be dealing with this issue.

Question: What can be done about the pine trees and shrubs along the south side of the pump station? Their roots were damaged when the new sewer line was installed, and they seem to be in bad shape. **Answer:** The new Board and new Landscaping Committee should deal with this.

City Liaison: Chuck reported that the City has only one more sidewalk square to replace in their sidewalk repairs in River Oaks. The City is interested in finishing the Anden settlement work and Tom Fox's walk-through last week is a direct result of this push to finish. The work that needs to be done is not possible to do until spring and ground thaws occur.

Chuck also reported that he is working to try to get River Oaks streets moved up in the City master plan for resurfacing work, since this will need to be done in a few years time. In the meantime, River Oaks streets are eligible for patch and crack control.

Question: How can the City be contacted in order to report a street surface problem before it grows into a bigger problem? **Answer:** Let a Board member know, and if possible the Board's City Liaison. They will contact the City with the problem. The Board has

maintained a good relationship with the City and might be more effective in dealing with this problem. As a member of the City Plan Commission, Chuck reported that he has seen the River Oaks parkway tree agreement held up as a model many times to other community groups and developers. In the event of any emergency problem, call 911 and the City will send an emergency crew out to deal with it.

Board Elections: Mark reported that two nominees of the four nominated prior to this meeting two nominees had asked to be withdrawn from the election. He asked for nominations from the floor. John Christiansen nominated Marnee Sinnott. The other two nominees were Andy Gorski and Bruce Stoller. Ballots were passed out, and the three nominees were each elected for two-year terms.

Old Business: None

New Business: None

Motion: Mark made a motion to adjourn the meeting. Joe seconded the motion. The meeting adjourned at 8:40 P.M.

*Respectfully submitted, Becky Christiansen,
Secretary*

The next Board meeting is scheduled for 7:30 P.M. on Thursday, March 28, 1996, at the Moores', 2S. 561 River Oaks Dr.