

MINUTES OF 11/13/07 MEETING

PRESENT: RICK DIEST, RUTH BRACKMANN, ROBIN HODGES, LINDA SAXTON AND PETE MOLINA

ABSENT: DAVE SARTORE

Meeting called to order 7:40pm

Corrections were made to the minutes.

Association only lost \$113.00 in back dues, not \$240.00 as stated in 10/17/07 minutes.

Minutes were approved with correction, Rick made motion, Robin 2nd, all in favor.

TREASURER REPORT:

We did receive the \$77.00 we were expecting from the closing of foreclosure house. The board is considering to amend the by-laws to allow a lien to be placed on a property even if there is not a full year's dues owing. There have been 5 houses that have gone into foreclosure over the last 20 years, and all owed dues that were not recoverable. Liens may allow us to recoup back dues at closing if the property changes hands.

Board members are to bring by-laws to December meeting to go over.

Letters were sent to 4 homeowners who are presently 4 quarters past due.

Much discussion was had in relation to late dues collecting. Some will catch up but disregard late fees so board is considering having the late fees roll over and accumulate and stay on the books, someday when house is sold all monies will have to be paid before a letter for closing will be issued. This will be discussed at the annual meeting to get homeowner input.

Treasurer report was accepted, motion by Pete second Ruth all in favor.

LANDSCAPNG:

Any homeowner who would like to use common area for a home project needs to contact a board member and be prepared to restore any damage that may occur.

When the stairs are ready to be removed Ruth will call the city and they will come out. Spring mulching is being considered around trees in common areas and common walk ways.

River work for River Oaks is done and now board will review tree restoration plan. Anyone interested in seeing the plans can contact Ruth at Brackmann2@comcast.net

Bids for stair removal are still being looked into. This is a small job and some bidders had no insurance.

One homeowner reported finding a target arrow in their yard. This yard rings the common area. Unknown if it belongs to anyone in River Oaks.

ENTERTAINMENT: no report

Next meeting will be primarily working on 2008-2009 budget.

Meeting adjourned 9:38 pm – next meeting at Ruth's, 12/18/07

Respectfully submitted, Linda S. Saxton