

## Minutes of 5/13/2009 ROIA Board Meeting

**Present:** Ruth Brackmann, Rick Deist, Pete Molina, Kristin Norberg, Rob Stout

**Absent:** Robin Hodges, Linda Saxton

Meeting called to order 7:40 p.m.

### Secretary Report:

Deferred.

### Treasurer Report:

Dues

- 5 homeowners still have one quarter of 2008-09 dues outstanding. 2 are actively communicating with the Treasurers and are making payments. Rick will send letters to the other 3.

IRS filings

- Small nonprofits need to file a 990-N electronically at least once every 3 years to maintain exempt status. Kristin will submit and send copy to Rick.  
*[After meeting: IRS clarified that ROIA is not a nonprofit, only a homeowners association. Need to file 1120-H and pay 30% tax on interest earnings; no taxes on dues income as long as HO Assn status is maintained. 5/16/09 Kristin and Rick prepared 1120-H for 2007 and 2008.]*

Bank of America CD (originally La Salle)

- Matures 6/5/2009.
- GMAC Bank is currently offering 2.8% on 12-month personal CDs; Kristin will call to see if this is available for ROIA.
- Rob made motion to move \$15,000 from checking into the CD. Rick seconded, all approved.

### Old Business:

Insurance policy

- Received quote from Gulbransen Agency for general liability and directors and officers coverage through Erie Insurance. More appropriate coverage, highly-rated company, and the \$572 annual premium is a significant savings over current policy.
- Kristin made motion to authorize Rick to pay first annual premium. Pete seconded, all approved.

### Landscaping:

Brickman has begun the landscape work for the year.

- Mowing day is Friday (Saturday is rain day).
- They did early spring fertilizer and weed control.
- They have done some trimming and debris removal (will ask to remove fallen branches under willow in lower common area).
- We have not received the promised landscape design for flowers at front entrance.
- We have not received the insurance certificate with ROIA listed as additional insured. This is required by our new insurance policy. Will hold May payment until the certificate is received.

Verbenum on walkway to apartments.

- Board received request to replace 3 dead plants on common property.
- Rick made motion to authorize Rob to purchase 3 verbenum plants, up to \$100 total. Pete seconded, all approved. The homeowner and board members will plant.

Drain pipe in lower common area

- Dirt is getting washed out around it in heavy rains. Ruth will see what's available for large rocks, drain covers.

Front entrance sign

- Board members will power-wash, paint letters, seal.

Retaining wall

- Discussed location of wall, division between homeowners and the association.
- Rick has obtained one quote for removal and replacement, around \$110,000.

**New Business:**

Tronox update.

- Tronox has contacted Ruth. They are working on replacing trees, slit-seeding, and filling in some of the riverbank that was washed out in recent floods.

Garage sale

- Set date: June 20, 9 a.m. – 3 p.m. (June 27 is rain date).
- Will have flyers for homeowners, signs in neighborhood, free online advertisement in TribLocal.

Meeting adjourned 8:50 p.m.

Next meeting 7:30 p.m. Tuesday, June 9, at Pete's house.

Respectfully submitted

Kristin Norberg, Secretary