

## Minutes of 5/26/2010 ROIA Board Meeting

**Present:** Ruth Brackmann, Rick Deist, Sharon Goodman, Kristin Norberg, Linda Saxton, Rob Stout, Frank Vainisi

Meeting called to order 7:40 p.m., at Ruth Brackmann's house.

### **Changes to Agenda:**

Delete reference to past-due April 2009 minutes – Linda provided them at last meeting.

### **Secretary Report:**

Linda moved to accept April 2010 minutes as submitted. Sharon seconded, all approved.

### **Treasurer Report:**

#### **Dues**

- Rick sent letters to the 3 homeowners who had one quarter outstanding from 2009-10. Two of them are now paid in full. He talked to the current renter of the third lot and will make a phone call to the homeowner/landlord.
- Rick sent the lien warning letter (to be placed June 1) to the homeowner who had three quarters outstanding from 2009-10. The homeowner then talked to Rick in person and they arranged a payment plan that includes payment of the outstanding late fees.

#### **Other topics**

- B&B is itemizing the landscaping bills per service instead of billing 8 equal installments. This is fine; Rick will monitor to make sure it comes out the same.
- Rick paid the late penalty for the 2008-09 federal income tax filing, as required. He also received an erroneous letter for 2009-10, but he called and got it resolved (the IRS had not applied the \$14.98 payment last month to our account).

Linda made motion to accept the Treasurer's Report. Sharon seconded, all approved.

### **Retaining Wall:**

- At April meeting, Rick had received bid of \$70,300 from Salinas Pavers and Landscaping. They have updated the bid to \$60,000 for a lower-quality brick.
- Salinas told Rick that they were licensed and insured.
- Ray Atkinson at City did not have any information about them (usually a good sign, since it means no complaints).
- We still should develop a Request for Proposal to make sure the estimates are consistent and complete. Linda will pull the Larsen engineering report, and then we'll talk to the City about the requirements. After that, we would bring Salinas in to talk with the Board.

### **Landscaping:**

- B&B continues to do a great job.
  - Frank reminded them several weeks ago that maintenance and clean-up were part of the job (esp. picking up trash in passage to apartments), and they've done it well since then.
  - Frank asked them to trim the common area bushes by the passage.
- Received B&B estimate for mulching at entrance to common area and to apartments, and for removing the woody shrubs around the front entryway sign: \$455 (see detailed memo from Frank to Board 5/26/2010).
  - Linda moved to authorize Frank to move forward with B&B's work, including payment of up to \$600 (if Frank deems appropriate) to use higher-grade mulch. Sharon seconded, all approved.
  - They will send a separate bill, which we'll account for as Property Maintenance.
- Frank and Ruth will plant annuals at the entryway.
  - Kristin moved to authorize Ruth to spend about \$30 for these annuals. Rick seconded, all approved.

- Ruth will buy a pint of outdoor black paint for cement, which Linda's daughter Hillary can use to paint the letters on the entryway sign.

**New Business:**

- "Do not dump" painting on the drains to the river – Ruth will get the right spray paint and a stencil from the City.
- Morton Arboretum project – ROIA was accepted to the one-year study. Ruth met with Brian and walked the grounds. They'll take about 20 core samples from a variety of trees to assess nutrient absorption. We will receive the results and recommendations in a year.
- America in Bloom judging – June 19 is local garden judging. June 23-25 is the national judging (with River Oaks as a drive-through / walk-through site). Landscapers will do extra clean-up in advance of this. July 17 is the Garden Walk.
- Garage Sale – confirmed June 19 date. Rob will handle signs (approval from City, set-up).
- Sewer pipe in neighborhood
  - The sewer back-up pipe had collapsed twice near the lower common area entrance due to age and deterioration.
  - The City has replaced the entire pipe.
  - There is still water back-up during storms; need drain tiles reinstalled, and the hill isn't graded appropriately.
  - Homeowner property damage – ground will need to settle, and then some fences may need to be replaced. If the City doesn't deal with it within about a month, Linda and other affected homeowners will contact them for repairs.
- Dead tree in common area – will discard with June brush pick-up.
- Waste Management – Ruth will talk to the City about a rumor that the large wheeled garbage cans won't be allowed at all anymore, even with 2 stickers.
- Newsletter – Ruth will prepare it this weekend.
- Homeowner Directory – with Linda and Sharon
- Neighborhood picnics – tentatively July 31 at Ruth's, August 14 at Rob's.
- Block party – scheduled for September 18.

Meeting adjourned 9:15 p.m.

Next meeting 7:30 p.m. Wednesday, July 14 [later rescheduled to July 21], at Rob's house.

Respectfully submitted  
Kristin Norberg, Secretary