

Minutes of 7/21/2010 ROIA Board Meeting

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

Absent: Linda Saxton

Meeting called to order 7:40 p.m. at Rob Stout's house.

Changes to Agenda:

Corrected the date on agenda to July 21, 2010.

Secretary Report:

Rick moved to accept May 2010 minutes as submitted. Frank seconded, all approved.

Treasurer Report:

Dues

- 10 homeowners have not yet paid a full first quarter for 2010.
- Rick received a bankruptcy notice for one lot; he'll call the attorney to obtain the claim filing deadline, the date through which claims could be paid, and the filing fee. He will decide whether it is worth it to file for recovery of past-due assessments.
- The homeowner who agreed to a payment plan for past-due assessments has only made one payment, and the second is just past due. Rick will monitor and send a lien letter around Sept. 1 if not paid.
- He will also call the landlord of the lot that is still due for one quarter of 2009-10.
- The payment in the books for lot 53 in 2010-11 will be corrected by Rob to be in 2009-10.

Other topics

- Rick received another letter from the IRS: we owe \$0.76, but it stated that amounts less than \$1.00 should be disregarded. Rick will retain the letter but otherwise not address.
- Ruth submitted a receipt for about \$50 for flowers and fertilizer for entryway. Reimbursed.
- B&B is itemizing the landscaping bills per service, and they embedded the \$455 for entryway work within their usual monthly landscape invoice.
- Frank will contact B&B to obtain a certificate of insurance with ROIA as Additional Insured.

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

Retaining Wall:

- Discussed needing a Request for Proposal and the Larsen report again, along with input from the City. Ruth is having discussions with Sonya and Ray at the City.
- Rick received another estimate for the wall: \$60,000 from P. Carino Landscaping.
- Noted that we had \$41,000 in the bank so ROIA was in financial position for their share.
- Likely will remove the stairs, since the hill is so steep.

Old Business:

- Tree study with Morton Arboretum – we are waiting for them to come take samples.
- Lower walkway after pipe replacement – City has been working on clean-up, landscape repair.

Landscaping:

- Frank followed up again about B&B needing to remove trash on the walkway to apartments.
- Frank has been weeding and watering the island.
- We'll plan to get more perennials into the front entryway in the fall. Transfer some lilies, plant other perennials on the berms around the sign.
- Ruth will paint the letters on the entryway sign.

New Business:

- Ruth has been working with City about code violations for weeds, walls, sump pump discharge.

- Ruth has been talking with Police and City about the apartment walkway, complaints from an owner/manager at the apartments:
 - sidewalk is a Common Access route, so ROIA foot traffic is allowed, not trespassing
 - ROIA residents cannot park in the apartment lot
- “Do not dump” painting on the drains to the river – Ruth and Frank will do this on Saturday.
- Block party changed to September 25 (there is a neighborhood conflict on the 18th).
 - 5:00-9:00 for the street permit.
 - \$250 budget. Will plan details at next board meeting.
- Neighborhood picnic August 14 at Rob’s.
- Rob raised concern about water drainage issue in back of his and adjacent lot. They are considering adding a drain into the common area. He will check with the City, and it would be funded by the two affected homeowners.
- Waste Management – Ruth will talk to the City about a rumor that the large wheeled garbage cans won’t be allowed at all anymore.
- Sharon reported that some land in the common area has been washed out and the hole needs to be filled in. Ruth has some compost they can use.

Meeting adjourned 9:30 p.m.

Next meeting 7:30 p.m. Wednesday, September 15, at Rick’s house.

Respectfully submitted
 Kristin Norberg, Secretary