

## Minutes of 05/26/2011 ROIA Board Meeting

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

**Note:** Dean Myers arrived at 7:45 P.M.; Linda Saxton arrived at 7:50 P.M.

Meeting called to order 7:40 p.m. at Rick Deist's house.

**Additions to Agenda:** Audit Discussion

### Secretary Report:

Rick moved to accept the minutes of the April 28, 2011 meeting with no clarifications. Kristin seconded, all approved.

### Treasurer Report:

Dues:

- Rick reported that the homeowners of Lot #18 have now paid their dues in full for FY 2010-11 plus three late fees, so no lien had to be placed. He said that Lots #5 and #28 still have unpaid dues from FY 2010-11, and Ruth volunteered to call those homeowners with "gentle reminders" before late fees have to be assessed. Chase Bank contacted Rick asking for a letter concerning Lot #1 and a letter was sent. According to Rick, the homeowners of Lot #1 are aware that their dues are past due and do not need a reminder at this time.
- Rick also reported that a total of 29 lots are now past due for the first quarter of FY 2011-12. It is hoped that when the newsletter goes out with a reminder, this number will drop substantially.
- Linda moved and Frank seconded to credit Lot #48 for \$60.00 from 2004 (1 quarter's worth of dues) which was not done at that time. All approved.
- Kristin reported that she and Rick went to Chase Bank and Kristin's name is now on the ROIA account.
- Kristin also reported that she had completed and submitted the tax return for ROIA to the IRS on May 16, 2011. She said that ROIA did not have to pay any taxes.
- Frank made a motion to reimburse Ruth \$20.00 for two flats of marigolds which they planted at the front entrance to the subdivision. Kristin seconded; all approved.

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

Audit

Rick reported that he left a message for Valerie Loftus concerning the audit of the ROIA financial records but did not receive a reply. He will keep trying to reach her. Kristin and Sharon reported that they will continue to search for a public accountant to go over the last three years of financial records. There is some confusion about what exactly is required in the bylaws and what constitutes an "audit" versus a "compilation."

### Old Business:

- Morton Arboretum soil project – no updates. Should hear back around June 2011.
- Bad weather and a busy schedule have kept Dean from adjusting the solar lights on the front entrance sign to provide more light. Dean will help Frank determine if it will be necessary to buy additional lights when the weather improves.

### Landscaping:

- Ruth and Frank split the day lilies at the front entrance and planted marigolds which Ruth bought from Ball Seed Company. Ruth volunteered to repaint the letters on the front entrance sign over the Memorial Day weekend.
- Ruth reported that she and her daughter, Julie, spent some considerable time on May 26<sup>th</sup> removing chicken wire from around plants in the lower common area. Ruth observed that the cypress, pin oak and Kentucky coffee trees are maturing well. Dean agreed to stake a tree that is leaning over.
- Ruth will contact B & B Landscaping to ask them to cut down and/or spray weeds in the lower commons area, and she will ask the City of Warrenville for free mulch to use throughout the subdivision.

### New Business:

- Ruth reported that as of April 25, 2011, the City of Warrentville will be trimming trees and removing dead ones in the ROIA parkways. Mike Smith, the City Engineer, told Ruth that the work has already begun on Ridge Drive. A dead tree will be replaced if the homeowner wants to pay the \$100.00 - \$150.00 charge for a new tree, and city workers will plant it. The city will dictate what trees are allowed in the parkways from this point forward, with emphasis on a street canopy effect (trees will be trimmed to arch over the street). ROIA homeowner's will be given information about these services in the next newsletter.
- Ruth is planning to e-mail the ROIA newsletter on March 27, 2011, and to hand-deliver copies to homeowners who have requested them.
- Ruth contacted Larson Engineering and is waiting to hear back regarding another copy of their original survey of the retaining wall and to ask for a quote to determine if the pins have moved-- a sign of how much the wall has deteriorated.
- Ruth again spoke with City Planner Ron Mentzer concerning the letter received from one of the Country Ridge apartment building owners requesting that ROIA construct a permanent wall, closing off the sidewalk egress between the River Oaks subdivision and the neighboring apartment complex. The city is drafting a letter advising the building owner that closing the egress is not possible due to a City Ordinance. Ruth also mentioned that a "No Trespassing" sign at the egress must be removed as the sidewalk at the southern end of our property must remain open for fire and emergency vehicles.
- Per the consensus of the ROIA Board members, the schedule for board meetings has been changed from once a month to once every five weeks, eliminating two meetings per year. If any important issues arise, e-mail votes will be solicited.
- Linda reported that she has obtained all of the signs, supplies and paraphernalia for the annual garage sale and block party from Robert Stout, a past board member. The date for this year's garage sale is June 25, 2011.
- The next meeting of the ROIA board will be held on Thursday, June 30, 2011, at the home of Dean Meyers.

Linda made the motion to adjourn; Dean seconded, and the meeting adjourned at 9:00 p.m.

Respectfully submitted  
Sharon T. Goodman, Secretary