

Minutes of 07/12/2012 ROIA Board Meeting

Board Members Present: Ruth Brackmann, Rick Deist, Kristin Norberg, Linda Saxton, Frank Vainisi and Dean Meyers. Absent: Sharon Goodman.

The meeting was called to order at 7:37 p.m., at the home of Frank Vainisi.

Secretary's Report

Rick moved to accept the minutes of the May 31, 2012 meeting with no clarifications. Dean seconded, all approved.

Treasurer's Report

Dues

- Rick reported that the collection of dues is going well. Only two homeowners still owe dues for last year, while the number of homeowners who haven't paid any dues yet this year is down to 11. Rick will send e-mails to those who haven't paid.
- Frank will contact the new residents of Lot #3 in order to get names and contact information for our records.
- Both Rick and Ruth responded to another out-of-state resident looking to pay dues to ROIA.
- Kristin reported that she will get back to Samir Shah regarding a reconciling starting point for the annual compilation.
- Rick reported that he has made three payments so far this year to B & B Landscaping.

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

Landscaping

- Ash Tree Removal: The City of Warrenton would like for homeowners to have their diseased ash trees removed, although property maintenance notices have not yet been sent out. Ruth will put an encouraging note concerning the removal of trees in the next newsletter. Kristin will contact Roberto Lopez, who offered to remove her diseased ash tree for \$300.00. She will confirm the rate, insurance and bond coverage, then e-mail Becky Christiansen for sending an e-mail to all homeowners.
- The entrances to both the upper common area and the lower common area (between Lots #38 and #39, and near Lot #16), have been damaged by private landscape work. The damage must be repaired at the end of the project by the homeowners who had the work done. Ruth will send a letter and a copy of the ROIA restoration policy to the homeowners involved.
- Frank will ask B& B Landscaping to clean up the trash in the easements.

Old Business

- Linda will call the Carlson family and ask them to attend the August ROIA board meeting. The board would like to get a sense of their willingness to have their portion of the retaining wall construction performed at the same time that the common part of the retaining wall construction is done. Rick Deist gave verbal agreement to have his portion of the retaining wall work performed along with the common part of the construction.
- Kristin proposed that a board member other than Rick should handle any additional estimates or negotiations with providers concerning the retaining wall, in order to avoid any potential for conflicts of interest. Rick and Ruth agreed, and the remaining board members concurred as well.
- Sidewalk egress between River Oaks and Country Ridge Apartments: Sonya Sheer has not yet responded to Ruth's request for board members' phone numbers.

New Business

- Frank reported that a staff member of B & B Landscaping chipped one of the wires on an entrance light. Frank told B & B that they needed to fix/repair the damage and they spliced the wire. Frank says that the repair is good and that he added protective material around the wires which will also make them more visible.

- Linda stated that she has asked around and only one homeowner has expressed an interest in a River Oaks Garage Sale this year. The board's consensus is that we take a year off and have the River Oaks Garage Sale next year.
- The board set the date of Saturday, September 15, 2012, for the next River Oaks Block Party. It will be held in the lower cul-de-sac.

The next meeting will be held on Thursday, August 16, 2012, at 7:30 pm, at Rick's house. Meeting adjourned at 8:27 p.m.

Respectfully submitted,
Kristin Norberg, Acting Secretary