

Minutes of ROIA Annual Meeting March 3, 2015

Board Members Present: Ruth Brackmann, Kristin Norberg, Rick Deist, Becky Christiansen, Dean Myers, Linda Saxton, Sandi Gorski

Homeowners Present: Chris Chrisman, Jim Berg, Jennifer and Matthew Shinofield, Jim Smith, Rick Nagode, Lois Hitchcock, Susan Price, Bill Peters, Jeanne Kreymer

Guest: Claire Barry, Alderman

The meeting was called to order at 7:40 PM at the home of Ruth Brackmann.

Claire Barry, City of Warrentville alderman, spoke on various issues that relate to River Oaks homeowners. She explained that there will be two major bridge replacements this construction season that will affect traffic in Warrentville. First is the replacement of the Williams Road Bridge. This aging bridge will be totally replaced with a new structure that will include sidewalks. The new bridge will be higher than the older bridge, and it will be longer. Work should start in March. The second replacement discussed was for the bridge on Warrentville Road over the West Branch of the DuPage River. This will involve some relocation of the river bed eastward, as well as raising the bridge height, to improve the water flow of the river in that area. In answer to homeowners' questions about the intersection of Butterfield and Batavia, she explained that the decision to put in the left turn only light was a decision by the state planners, not the City, and that it does have a trip mechanism, so that if your car is not pulled up far enough the light cycle won't include the left turn light. Alderman Barry gave a summary of some of the home construction projects in the City, including an area of new single-family homes near the library, as well as some high-end homes being constructed near Hubble Middle School. In answer to homeowners' questions about some of the new businesses in Warrentville, Alderman Barry explained that the City had little control over what type of business would go into existing structures, as long as they complied with the law. The turnover in the Cantera area restaurants near the Starbucks has been caused by dramatic rises in the lease costs imposed on these businesses by the building owners. Also, some businesses have lost customers following the sale by AMC of the theatre complex to Regal. The owners of the empty Navistar building in Cantera are still being paid by Navistar, so there doesn't appear to be an urgency for them to find new occupants for that building. The Library district is working on plans to reorganize the building, and the Park district is working on long-term building plans. In answer to homeowners' questions about the rental of homes in subdivisions, the Alderman said that the City is considering a proposal to require inspections of these homes before rentals. She noted that some subdivisions, like Emerald Green, already have non-rental clauses in their By-Laws. Alderman Barry ended her discussion with a note that homeowners will have a chance to vote this April for making the fire district trustees be elected officials rather than appointed by the County government.

Secretary's Report: Minutes of the previous Board meeting were approved.

Recap of The Past Year's Activities:

Retaining Wall – The retaining wall was finished and several deficiencies were fixed. The drainage holes, which had been discovered by skunks, have now been capped. In answer to a question on why there were no stairs built into the retaining wall, the explanation was that this would have changed the footprint of the detention area and would have complicated the project.

Lights on Entry Way Sign – New energy-saving reliable lights were installed to better illuminate the River Oaks brick sign.

Tree Removal – 13 trees were taken out of Common Area and the lower cul-de-sac circle. Most of these trees were either dead or dying. 2 trees were live, but presented serious hazards to drainage pipes and private property. Stumps were ground, and trimming was done of several other Common Area trees. The trimming is not complete, but will have to wait until spring. The cost of the service was \$8,000.

Treasurer's Report:

Expenses this past year were in line with the budget. A financial compilation was completed for past three fiscal years (not including the most recent fiscal year which just ended) by Becket Accounting in Warrentville. This past fiscal year will be sent for compilation shortly.

There is another year in the current landscaping contract. It was suggested that the new Board contact the current landscapers to determine the cost of a similar contract for the next three years.

As of 2/28/2015, the current assets of ROIA are \$24,267.80

Current dues records show 50 lots are current through Q4 of 2014-15. 2 lots still owe for Q4 of 2013/14. 1 lot owes for Q3-Q4 of 2014/15. Letters will be sent to those houses that are behind on their dues with firm reminders. 13 lots are paid in full for the new fiscal year 2015/16.

Due to completion of the Retaining Wall project, it was decided to reduce dues for next year by 25%. The budget is for \$ 11,520.00 with dues of \$45 per quarter (\$180 per lot). An entertainment fund has been added back into the budget which could provide money for a block party and/or garage sale advertising.

The budget as proposed was passed. The treasurer's report was approved.

Rick was approved to pay the insurance bill.

Election of New Board Members

After multiple terms on the Board of Directors, three of the current Board members are stepping down. Ruth Brackman, Kristin Norberg, and Linda Saxton have decided to retire from the Board.

Dean Myers, Jennifer Shinofield, James Berg, and Susan Price were elected to Board for two year terms.

Next Board meeting is scheduled at Rick Diest's house at 7:30 PM on Tuesday, May 12, 2015

Meeting adjourned at 8:45 p.m.

Respectfully submitted
Becky Christiansen, Secretary