

Minutes of ROIA Board Meeting October 9, 2018

Board Members Present: Susan Price, Rick Deist, Jim Berg, Becky Christiansen, Erik Poulsen, Rob Tyler, Linda Saxton

Susan called the meeting to order at 7:05 PM

Secretary's Report: Minutes of the previous Board meeting were approved. Becky reported that she has finished scanning all the River Oaks documents that have been stored over the years. The files will eventually be put up at the River Oaks website. She also distributed three flash drives to some of the Board members with backup copies of all of the files.

Treasurer's Report: As of 10/9/2018 the total assets of ROIA are \$ 22,382.13. One lot still owes for Q3 of the last fiscal year, and two lots owe for Q4. Eleven lots owe for Q1 of the current fiscal year, 18 lots owe for Q2, and 33 lots owe for Q3. This is a large number of lots in arrears. 10 late fees were assessed since the last Board meeting. Four recent checks have been deposited but are not yet reflected in this report.

Rob and Jim are currently working through QuickBooks, in preparation for Jim leaving the Board in February.

Jim has determined that the ComEd bill is \$11 more each month because the lights on the entryway sign are not shutting off as they are supposed to do. The lights need a new sensor to shut off, so Jim will order a new one and install it.

There is \$10,270. budgeted for property maintenance that has not been spent.

The treasurer's report was approved.

Landscaping:

New Landscaping Contract – Rick will get a quote from B&B for a new three-year contract, as well as contact other firms for bids.

The Board received a strange letter about landscaping-related insurance claims from an out-of-state landscaper that seems to have been misdirected to ROIA.

Common Area Storm Drain and Sinkholes – After Bill Price's check on plats and City ordinances and resolutions, his opinion as a lawyer is that the storm drains in the Common Area are the City's responsibility. He will be sending a letter to the City with his findings.

Tree Trimming of Common Area Trees – The suggested tree trimmer is no longer in business, so the Board will be contacting another company to do this work.

Old Business:

Garage Sale – It was suggested that we may want to coordinate next year with another Warrenville subdivision like Summerlakes to improve attendance. Rick checked with Summerlakes and discovered that their garage sales were held this year on the 3rd weekend in May and September. The Board may also want to contact Emerald Green and Maple Hill. It was suggested that the Board do a survey of River Oaks homeowners in February to see if a spring, or summer, or fall, or any combinations of those dates, for the garage sale would be preferred. The survey could be via an email newsletter and/or a Facebook poll. It could also include a question on whether we should combine our sale with one of the other subdivisions in Warrenville, or whether we should stand alone. The disadvantage of doing it the same weekend as other subdivisions is that it might keep prices lower, The advantage is that there may be more traffic through the subdivision. Another suggestion is that we might want to alter the garage sale sign to include the exact date, and to put it out on Rt. 59 earlier in the week.

Unleashed dogs problem – This continues to be a problem, so it will be included once again in the next email newsletter. .

New Business:

Annual Block Party – It was decided to not have the standard block party this year. It may be possible to have a sledding party on an optimal snowy weekend, to include hot chocolate and s'mores. If this is done, a blast email could be sent to all homeowners to alert them to the party.

New Board Members Needed – Next year the Board will need 2 new members, since Jim and Erik will be retiring from the Board. Becky will put a request into the next email Newsletter.

Subdivision Dumpster – The possibility of the Board sharing a dumpster with the homeowners was discussed. This will be investigated.

Next Board meeting will be held at 7 p.m. on December 4, 2018 at Becky's house.

Meeting adjourned at 8:12 p.m.

Respectfully submitted
Becky Christiansen, Secretary