

Minutes of ROIA Board Meeting August 29, 2019

Board Members Present: Susan Price, Rick Deist, Rob Tyler, Linda Saxton, Rich Thompson, Becky Christiansen

Susan called the meeting to order at 7:04 PM.

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

Treasurer's Report:

As of 7/31/2019, the total assets of ROIA are \$23,813.74. Eleven (11) lots are behind in dues payments, with 7 of these lots behind 2 or more payments. Forty (40) lots are ahead in their payments. Fifteen (15) lots are up to date (not ahead but also not behind). The annual compilation is currently being done now by the CPA. The Treasurer's report was approved.

Old Business:

Common Area Storm Drain and Sinkholes – Members of the Board did a walk-through of River Oaks storm sewer areas with City of Warrenville officials. The storm sewer pipe with the sinkholes in the Upper Common Area, and which the City acknowledges is owned by the City, has been surveyed by the remote TV camera, but the City has not yet received the reports on what that survey revealed. This report is necessary before any requests for money to cover any necessary repairs can be added to next year's City budget. Repairs, therefore, would not be possible before next spring. The City has been able to unblock the section of storm sewer that backed up and flooded River Oaks Drive over Memorial Day, so that issue is resolved for the time being. The lower bowl of the Upper Common Area has shown subsidence and poor drainage for several years. Some of this subsidence is caused by broken drainage pipes that are near the surface of this area, so that water is not flowing into the main drainpipes. Also, the City found that the restrictor that is at the lower bowl drain has receded into the sewer pipe and needs to be resealed at the drain end of the pipe. This part of the storm sewer is a section that the City says River Oaks is responsible for. They have sent the Board a list of three local plumbers who may or may not be able to do this kind of job. The City still does not have complete information on the condition of all the storm sewers and restrictors that funnel water into River Oaks.

Susan will email Phil Kuchler of City public works department to ask for the latest results on all these inspections. The Board also discussed contacting other homeowners' associations in Warrenville to see if there might be interest in working as a group to get the City to take over all the storm sewers in the City. In addition, the Board could ask the City how much it might cost River Oaks to deed the storm sewer pipes that the City does not currently claim over to the City. The Board should also put in FOIA requests for information on other retention/detention ponds in River Oaks that have similar drainage situations and problems. Also a FOIA request should be made for information on the previous problems that the City handled with the receding restrictor, a recurring event. Becky will work on the FOIA requests. Linda will be contacting the plumbers that the City listed to see if they do indeed handle this kind of storm sewer work.

Entryway Issues – The entryway island needs to have some dead plants removed.

Ruts in the Common Area – The ruts are no longer visible.

Tree Trimming – The tree trimming has been completed.

Garage Sale – The sale had a good turnout. Twice this summer the subdivision's garage sale sign was put out on Rt. 59, once for the regular garage sale and once for a second sale that several homeowners wanted to. Other River Oaks groups who might want to have additional multi-house garage sales could be encouraged to use the sign. Becky will put something about this in the next email she sends to the homeowners.

New Business:

New Board Members – Rich Thompson has agreed to join the Board. There is still one more Board member needed.

Block Party – The homeowners will be asked if anyone would like to work on a possible party for the neighborhood. There are several possible dates and types of parties that might be of interest, including pre-Halloween block party. Information on this will be posted on the Facebook group for River Oaks.

Next Board meeting will be held at 7 p.m. on Thursday, October 17th at Becky Christiansen's house, 2S600 River Oaks Dr..

The meeting adjourned at 8:21 p.m.

Respectfully submitted,
Becky Christiansen, Secretary