

**Minutes of ROIA Board Meeting (via Zoom) July 12, 2021
(pending approval)**

Board Members Present: Bill Price, Arthur Kreymer, Rob Tyler, Rich Thompson, Becky Christiansen, Rick Deist, Ruth Brackmann

Guests: None

Bill called the meeting to order at 7 05 pm.

Secretary's Report: The minutes of the previous Board Meeting were accepted.

Treasurer's Report – Rob announced that he would be moving soon, which means we need a new treasurer. A motion was made to express thanks to Rob for his work as Treasurer. The motion passed. There will be a notice on the River Oaks Facebook page to ask for a volunteer to fill his place on the Board. If there are no responses in a week, the Board will be canvassing for a volunteer.

Attached is the current Treasurer's Report. Total Assets are currently \$ 24,582.98. Financially the Association is in good shape. Our own financial records match the bank records. Income and expenses are in line with budget. We have 3 homeowners who are past due on their accounts by 1 payment and 4 homeowners who are past due on their accounts by 2 payments. In total, all but 1 of these homeowners have been contacted about bringing their accounts up to date. There is one other homeowner who is substantially behind. We had made some allowance for this homeowner for earlier payment difficulties, which seem to have passed, and have contacted him for at least a partial payment with no success. Bill will be sending a letter to him with a warning before a lien is placed on the property. The Treasurer's report was accepted.

At the time of this report, B&B landscaping has only invoiced for 1 payment so far this year. Rick reports that the latest B&B bill includes \$30 fee for cleaning out the drains in the Common Area.

Landscaping –

Ruth mentioned cleaning up the riverbank portion owned by River Oaks at the edge of the Upper Common Area. It needs serious weeding and trash pickup. A motion was made to have Ruth and Rick contact B&B and arrange for them to do this work. The motion passed.

In the area behind Lot 33 without grass, it was decided to wait until fall and then have some dirt and a grass fabric mat put down to see if grass can grow there.

Regarding the dead trees in that area, the Board will investigate having someone cut down the trees and leave the logs at the top of the riverbank to stop erosion. The live trees in that area should stop the logs rolling into the river. We will be getting a quote for this tree removal work. A motion was made to authorize this work subject to Board approval which will be done by email. Rob reminds us that we have \$3K in the budget for Common Area maintenance.

The funding for the work by the City of Warrenton on their portion of the storm sewers under the Common Area that need repair was passed by the City council. We thank our alderman Leah Goodman for this information.

New Business -

A new fence fenced in some River Oaks utility boxes within the property. The Board will be looking into that situation.

A new mowing contract will be needed for next year. It was agreed that the Board members should be given copies of the contracts to examine.

It was decided not to buy more stamps since the Board had more than enough for a year at the moment.

The possibility of meeting in person was discussed. It was decided that for the moment, Zoom meetings will continue.

The Board meetings will continue to be Zoom meetings for a while.

Next meeting Monday, September 13, 2021

The Board meeting adjourned at 7:40 PM

Respectfully submitted,
Becky Christiansen, Secretary

9:17 PM

River Oaks Improvement Association

07/07/21

Net Worth

Cash Basis

As of July 7, 2021

	<u>Jul 7, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
ROIA Operating Account	25,422.98
Total Checking/Savings	25,422.98
Accounts Receivable	
Accounts Receivable	-840.00
Total Accounts Receivable	-840.00
Total Current Assets	24,582.98
TOTAL ASSETS	<u>24,582.98</u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	17,447.24
Net Income	7,135.74
Total Equity	24,582.98
TOTAL LIABILITIES & EQUITY	<u>24,582.98</u>

4:08 PM
07/06/21

River Oaks Improvement Association
Reconciliation Summary
ROIA Operating Account, Period Ending 06/30/2021

	Jun 30, 21
Beginning Balance	24,953.49
Cleared Transactions	
Checks and Payments - 2 items	-115.51
Deposits and Credits - 1 item	585.00
Total Cleared Transactions	469.49
Cleared Balance	<u>25,422.98</u>
Register Balance as of 06/30/2021	25,422.98
Ending Balance	25,422.98

4:08 PM
07/06/21

River Oaks Improvement Association
Reconciliation Detail
ROIA Operating Account, Period Ending 06/30/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						24,953.49
Cleared Transactions						
Checks and Payments - 2 items						
Check	06/07/2021	1921	USPS	X	-94.00	-94.00
Check	06/21/2021	1922	Com Ed	X	-21.51	-115.51
Total Checks and Payments					-115.51	-115.51
Deposits and Credits - 1 item						
Deposit	06/21/2021			X	585.00	585.00
Total Deposits and Credits					585.00	585.00
Total Cleared Transactions					469.49	469.49
Cleared Balance					469.49	25,422.98
Register Balance as of 06/30/2021					469.49	25,422.98
Ending Balance					<u>469.49</u>	<u>25,422.98</u>

9:20 PM

07/07/21

Cash Basis

River Oaks Improvement Association

P&L Budget vs. Actual FY

March through June 2021

	<u>Mar - Jun 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Assessments			
Annual / Quarterly	9,065.00	5,760.00	3,305.00
Total Assessments	<u>9,065.00</u>	<u>5,760.00</u>	<u>3,305.00</u>
Total Income	<u>9,065.00</u>	<u>5,760.00</u>	<u>3,305.00</u>
Gross Profit	9,065.00	5,760.00	3,305.00
Expense			
Electric	86.26	100.00	-13.74
Insurance	529.00	580.00	-51.00
Landscaping and Groundskeeping	1,220.00	3,660.00	-2,440.00
Newsletter & Website	0.00	40.00	-40.00
Office Supplies	0.00	10.00	-10.00
Postage and Delivery			
PO Box	94.00	0.00	94.00
Postage	0.00	10.00	-10.00
Total Postage and Delivery	<u>94.00</u>	<u>10.00</u>	<u>84.00</u>
Property Maintenance			
Common Area Upkeep	0.00	1,500.00	-1,500.00
Total Property Maintenance	<u>0.00</u>	<u>1,500.00</u>	<u>-1,500.00</u>
Total Expense	<u>1,929.26</u>	<u>5,900.00</u>	<u>-3,970.74</u>
Net Ordinary Income	<u>7,135.74</u>	<u>-140.00</u>	<u>7,275.74</u>
Net Income	<u><u>7,135.74</u></u>	<u><u>-140.00</u></u>	<u><u>7,275.74</u></u>

9:18 PM

07/07/21

Cash Basis

River Oaks Improvement Association

P&L Budget vs. Actual FY

March 2021 through February 2022

	<u>Mar '21 - Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Assessments			
Annual / Quarterly	9,065.00	11,520.00	-2,455.00
Total Assessments	<u>9,065.00</u>	<u>11,520.00</u>	<u>-2,455.00</u>
Total Income	<u>9,065.00</u>	<u>11,520.00</u>	<u>-2,455.00</u>
Gross Profit	9,065.00	11,520.00	-2,455.00
Expense			
Annual Meeting	0.00	40.00	-40.00
Electric	86.26	300.00	-213.74
Entertainment	0.00	100.00	-100.00
Insurance	529.00	580.00	-51.00
Landscaping and Groundskeeping	1,220.00	9,760.00	-8,540.00
Newsletter & Website	0.00	80.00	-80.00
Office Supplies	0.00	20.00	-20.00
Postage and Delivery			
PO Box	94.00	75.00	19.00
Postage	<u>0.00</u>	<u>50.00</u>	<u>-50.00</u>
Total Postage and Delivery	94.00	125.00	-31.00
Professional Fees			
Annual Compilation	<u>0.00</u>	<u>250.00</u>	<u>-250.00</u>
Total Professional Fees	0.00	250.00	-250.00
Property Maintenance			
Common Area Upkeep	0.00	3,000.00	-3,000.00
Drainage Remediation	<u>0.00</u>	<u>3,000.00</u>	<u>-3,000.00</u>
Total Property Maintenance	0.00	6,000.00	-6,000.00
State Corporate Fees	<u>0.00</u>	<u>10.00</u>	<u>-10.00</u>
Total Expense	<u>1,929.26</u>	<u>17,265.00</u>	<u>-15,335.74</u>
Net Ordinary Income	<u>7,135.74</u>	<u>-5,745.00</u>	<u>12,880.74</u>
Net Income	<u><u>7,135.74</u></u>	<u><u>-5,745.00</u></u>	<u><u>12,880.74</u></u>