

**Minutes of ROIA Annual Meeting (via Zoom)
February 21, 2022**

Board Members Present: Bill Price, Ruth Brackmann, Sean Parks, Arthur Kreymer, Rich Thompson, Becky Christiansen

Homeowners Present: Rick Nagode, Sylvia Thompson, Linda Saxton, Lois Hitchcock, Sharon Goodman

Guests: Leah Goodman

Bill called the meeting to order at 7:05 pm.

Secretary's Report: The minutes of the 2021 Annual Meeting minutes were accepted.

Election of Officers:

Quorum Determination:

From Section 3.04 of ROIA By-Laws: "The presence at the meeting of members entitled to cast, or of absentee ballots entitled to cast, thirteen (13) votes (20% of the lots) of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws." It is determined that a quorum is satisfied, from those present at the meeting and from the absentee ballots received by the Board. Arthur Kreymer and Becky Christiansen each received 13 votes and have been elected to serve 2-year terms on the Board.

A Motion was made to thank outgoing Board member, Rick Deist, for his years of service as co-treasurer. The Motion passed.

Treasurer's Report: The 2022 Proposed Budget, as sent to all homeowners with meeting notice, is as follows:

Income	2021 Budget	2021 Actual as of 12/31/2021	2022 Budget
Assessments	\$11,520.00	\$11,000.00	\$15,360.00
Late Fees	0.00	0.00	0.00
Unapplied Payments	0.00	-235.00	
Total Income	\$11, 520.00	\$10,765.00	\$15, 360.00
Expenses			
Annual Meeting	\$40.00	0.00	40.00
Electric	300.00	217.24	300.00
Entertainment	100.00	0.00	0.00
Insurance	580.00	529.00	580.00
Landscaping and Groundskeeping	9,760.00	9,100.00	10,240.00
Newsletter/Website	80.00	0.00	80.00
Office Supplies	20.00	62.50	320.00
Postage and Delivery			
PO Box	75.00	94.00	75.00
Postage	50.00	0.00	50.00
Professional Fees			
Annual Compilation	250.00	235.00	250.00
Property Maintenance			
Common Area Upkeep	3,000.00	0.00	3,000.00
Drainage Resolution	3,000.00	0.00	3,000.00
State Corporate Fees	10.00	0.00	10.00

Total Expense	\$17,255.00	\$10,237.74	\$17,945.00
Net Ordinary Income <i>*from reserves</i>	\$-5,735.00	\$527.26	\$-2,585.00
Annual Assessment (per lot)	\$180.00	\$180.00	\$240.00

Currently ROIA is in at the end of a three-year contract for Common Area maintenance. A resolution to allow the Board to determine final total of 2022 budget allocation to adjust Landscaping and Property Maintenance amounts within the given totals in the Budget, amounts that may change as storm sewer issues and unforeseen clean-ups might arise, was made by Bill Price and agreed to by the Board.

As explained by Sean Parks, Treasurer, the annual assessment per lot will be \$240. The Landscaping and Groundskeeping category will increase to \$10,240 due to the new contract. There are some other minor increases in amounts, including the post office box fee increase.

The final amounts for the 2020/21 fiscal year will be finalized in a few weeks once the new contract is approved. Once that is done, the financial records will be sent to the accountant for the yearly financial review and the tax return for ROIA will be completed. These should all be completed in the next few months. A Motion was made to accept the Treasurer's Report, including the Budget Proposal. The motion passed. The Budget will be approved by the Board of ROIA at the next Board meeting, as required by the By-Laws.

New Business: –

ComEd work – The proposed replacement of the electrical cables in River Oaks by ComEd was discussed. There will be digging within 4 feet of the large green ComEd utility boxes that exist along the utility easements in River Oaks. The new cables will be inserted via a borer machine. The work is tentatively scheduled to begin sometime around March 15th, dependent on the weather and the condition of the Common Area to bring in equipment. ComEd should be cautioned to avoid possible damage to underground storm sewers and other utilities in the Common Area. Ruth will contact ComEd on these matters.

Common Area – Following the City comments on possible ongoing drainage problems in the Common Area, the Board will get bids on maintenance of the storm sewers that ROIA owns. Alderman Leah Goodman mentioned a change in the sewer work costs that the City is paying for.

The Annual Meeting adjourned at 7:37 PM.

Respectfully submitted,
Becky Christiansen, Secretary