

**Minutes of ROIA Board Meeting (via Zoom)  
April 11, 2022**

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

Bill called the meeting to order at 7:12 pm.

**Treasurer's Report:**

1. Financial Reports for 2021-2022 FY are finished. There was an overall loss due to 4 accounts with outstanding balances, some increased costs with the change to the new online QuickBooks and certain other increased costs. If the four delinquent accounts were in good standing, a net profit would have been made.
2. Three of the accounts that are outstanding have been sent multiple letters and emails with no success. At this time, Sean is not recommending any legal action, and will continue to follow up with those accounts with door-to-door visits or phone calls to discuss their balances. Ruth volunteered to contact these three homeowners directly and explain that payment is needed immediately, or their accounts will be subject to late fees. Sean will provide Ruth with copies of the statements for these three homeowners.  
Regarding the fourth account, which is several years in arrears, the board has decided to place a lien on the property. The homeowner was informed by letter in December 2021 that a lien would be placed unless the homeowner contacted the treasurer with a payment plan. Sean never received any communication from the homeowner about setting up such a plan. Once the lien is filed, the Board will see if there is further communication from the homeowner.
3. Reconciliation reports are finished for Q4 2021-2022 FY, and everything looks appropriate.
4. The annual insurance premium to Erie Insurance has been paid.
5. The first statement from B&B Landscaping has been received for April.
6. Most homeowners accounts have paid in full already for the 2022-2023 Fiscal Year. About a quarter to a third of the homeowners are opting for quarterly payments. There are some accounts that have not yet sent in any payment. Payment notices will go out beginning of May to get payments in time for Q2.
7. Late Fees details will be discussed at the next Board meeting.
8. Sean has received a lot of old Treasurer's Reports and other correspondence from the previous treasurers' Most of these are already scanned. It was decided that most correspondence can be discarded after 5 years. The retaining wall project papers will be saved, however.
9. There was a discussion about the Zelle system for payments. It does have to work with QuickBooks and Chase. Sean will test it, and the Board can send some test payments to see if it is a good addition for payments.

**New Business: –**

**Prairie Planting** – There was a discussion of possible Prairie Plantings to be done in the damp Common Area places. It was suggested to contact the Conservation Foundation about what might be planted to help dry up these damp areas. If nothing is done, Sean pointed out that erosion will continue and that these areas will become mosquito breeding grounds. There was a discussion about prairie upkeep and the need to have this handled by landscapers, who would need to keep it trimmed and cleaned. We need to get an investigation on whether this would work and how it can be maintained. Planting would have to be done professionally. We don't need to spend anything this year, but such a project should be investigated. And the Board should get input from homeowners.

Coyotes have been seen, by the way, under porch in Common Area, but mom has since moved them.

**Walnut Trees** – There are three black walnut trees in the Common Area that have become a problem, for the mowers who have to go over the nuts and for the damage the roots can do to grass. Squirrels spread the nuts

thus spreading tree seedlings. By consensus the Board agreed that these trees should be cut down and will investigate the best way to get rid of them. Bill will check with a hardwood group he has connections with to see if they might be interested in the wood.

**Lawn Chemicals** – The Board will look into what lawn chemicals are being used in River Oaks. The landscapers are limited to use only certain chemicals that can be used near the river. B&B Landscapers will be contacted for more information.

**Entry Way** – The Entry way plantings need mulch and need to have dying shrubs removed. It has been a problem finding salt tolerant plantings for that area. There is a metal post that was put in to hold a yard sale sign at one time, and this needs to be removed. In the sign area, some work is needed. It was suggested that maybe everything should be removed and then replanted around the entry sign.

**ComEd work** – The work on replacing the underground electrical cables in River Oaks has not begun. ComEd is waiting on the digging permits to be approved. Since some of this project is in officially designated wetlands, they need to get permission from IDNR to do these. They will let us know immediately.

**Meeting Schedule** – Provisional Schedule for Board Meetings for 2022/23 - on second Monday of every other month, at 7 PM via Zoom.

Monday, April 11, 2022

Monday, June 13, 2022

Monday, August 8, 2022

Monday, October 10, 2022

Monday, December 12, 2022

Annual Meeting: Monday, February 20, 2023 at 7 PM

**Storm Sewer** – Arthur will contact the company Benchmark, who did the City's storm sewer work in River Oaks last year, to get a suggestion about possible maintenance for the storm sewers owned by ROIA.

The Meeting adjourned at 8:14 PM.

Respectfully submitted,  
Becky Christiansen, Secretary

# River Oaks Improvement Association

## Balance Sheet

As of February 28, 2022

	MAR - MAY, 2021	JUN - AUG, 2021	SEP - NOV, 2021	DEC 2021 - FEB 2022
<b>ASSETS</b>				
Current Assets				
Bank Accounts				
ROIA Operating Account	25,043.49	21,514.87	18,601.82	17,838.89
<b>Total Bank Accounts</b>	<b>\$25,043.49</b>	<b>\$21,514.87</b>	<b>\$18,601.82</b>	<b>\$17,838.89</b>
Other Current Assets				
Undeposited Funds	0.00	0.00	0.00	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$25,043.49</b>	<b>\$21,514.87</b>	<b>\$18,601.82</b>	<b>\$17,838.89</b>
<b>TOTAL ASSETS</b>	<b>\$25,043.49</b>	<b>\$21,514.87</b>	<b>\$18,601.82</b>	<b>\$17,838.89</b>
<b>LIABILITIES AND EQUITY</b>				
Liabilities				
<b>Total Liabilities</b>				
Equity				
Opening Balance Equity	0.00	0.00	0.00	0.00
Unrestricted Net Assets	18,522.24	18,522.24	18,522.24	18,522.24
Net Income	6,521.25	2,992.63	79.58	-683.35
<b>Total Equity</b>	<b>\$25,043.49</b>	<b>\$21,514.87</b>	<b>\$18,601.82</b>	<b>\$17,838.89</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$25,043.49</b>	<b>\$21,514.87</b>	<b>\$18,601.82</b>	<b>\$17,838.89</b>

# River Oaks Improvement Association

## Profit and Loss

March 2021 - February 2022

	MAR - MAY, 2021	JUN - AUG, 2021	SEP - NOV, 2021	DEC 2021 - FEB 2022	TOTAL
<b>Income</b>					
Assessments	0.00	0.00	0.00	0.00	\$0.00
Annual / Quarterly	8,840.00	540.00	1,170.00	630.00	\$11,180.00
<b>Total Assessments</b>	<b>8,840.00</b>	<b>540.00</b>	<b>1,170.00</b>	<b>630.00</b>	<b>\$11,180.00</b>
Unapplied Cash Payment Income	-505.00	45.00	180.00	45.00	\$ -235.00
<b>Total Income</b>	<b>\$8,335.00</b>	<b>\$585.00</b>	<b>\$1,350.00</b>	<b>\$675.00</b>	<b>\$10,945.00</b>
<b>GROSS PROFIT</b>	<b>\$8,335.00</b>	<b>\$585.00</b>	<b>\$1,350.00</b>	<b>\$675.00</b>	<b>\$10,945.00</b>
<b>Expenses</b>					
Electric	64.75	64.62	65.55	65.64	\$260.56
Insurance	529.00	0.00	0.00	0.00	\$529.00
Landscaping and Groundskeeping	1,220.00	3,720.00	4,160.00	1,220.00	\$10,320.00
Office Supplies	0.00	0.00	0.00	4.29	\$4.29
Accounting Software	0.00	0.00	37.50	75.00	\$112.50
<b>Total Office Supplies</b>	<b>0.00</b>	<b>0.00</b>	<b>37.50</b>	<b>79.29</b>	<b>\$116.79</b>
Postage and Delivery	0.00	0.00	0.00	0.00	\$0.00
PO Box	0.00	94.00	0.00	0.00	\$94.00
Postage	0.00	0.00	0.00	58.00	\$58.00
<b>Total Postage and Delivery</b>	<b>0.00</b>	<b>94.00</b>	<b>0.00</b>	<b>58.00</b>	<b>\$152.00</b>
Professional Fees	0.00	235.00	0.00	0.00	\$235.00
State Corporate Fees	0.00	0.00	0.00	15.00	\$15.00
<b>Total Expenses</b>	<b>\$1,813.75</b>	<b>\$4,113.62</b>	<b>\$4,263.05</b>	<b>\$1,437.93</b>	<b>\$11,628.35</b>
<b>NET OPERATING INCOME</b>	<b>\$6,521.25</b>	<b>\$ -3,528.62</b>	<b>\$ -2,913.05</b>	<b>\$ -762.93</b>	<b>\$ -683.35</b>
<b>NET INCOME</b>	<b>\$6,521.25</b>	<b>\$ -3,528.62</b>	<b>\$ -2,913.05</b>	<b>\$ -762.93</b>	<b>\$ -683.35</b>