

**Minutes of ROIA Board Meeting (via Zoom)
June 13, 2022 (pending approval)**

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

Absent: Sean Parks

Bill called the meeting to order at 7:01 pm.

Secretary's Report: The Board accepted the minutes from the previous meeting, subject to correction of typos.

Treasurer's Report: Sean was not at the meeting, but he did send Bill the latest accounting for the homeowner whose account is several years in arrears. Bill has begun the procedures needed to file the lien for this account. The cost of these procedures will include payment of the legal secretary at \$67 a page, with an estimate of 3 to 4 pages, plus the hourly fee of \$25 per hour. The lien portfolio will also include several pages from the treasurer, including a notary page. A motion was made to pay these fees. The motion passed. The cover letter to the homeowner will also include an estimate of further attorney's fees and other costs that might be added if payment is not made.

Sean also sent the draft letter for late payments to be discussed.

Ruth reported that she has contacted the three other homeowners who owed for some of the quarters in the previous fiscal year. One of the homeowners showed Ruth a copy of the check he had written for the amount owed for the previous year. Sean can report on these homeowners at the next meeting.

New Business:

Prairie Planting – Discussion re investigating the possibility of having prairie plantings in the wet areas of the Common Area: The Board will try to get an estimate of how much it would cost to get a study done to see if this is feasible and useful. The Board may ask the DuPage Conservation Foundation about this. This may or may not be something the Board would do, and no money has been spent on this. Advice, though, is needed, as well as homeowner input into whether this might be a good idea. It was noted that this is an active coyote area.

Black Walnut Trees – The Board needs to get quotes on tree removal for the three black walnut trees in the Common Area. Bill has begun to contact several hardwood services to see if this wood can be harvested, since it is a desirable hardwood. In addition to these three trees on Common Area property which are mature but not huge, there are several other walnut trees near this area on private property. The Board can alert the homeowners who own these trees to see if they want to use the same service for the tree removal at their own cost.

Lawn Chemicals – B&B Landscapers, who maintain the Common Areas, said that the lawn chemicals they use are pet safe and kid safe. They will put white flags on every Common Area entrance when they use chemicals. Homeowners should look for these flags. Lawn chemicals used on private properties can be problematic, though.

Entry Way – The island in the center of the entrance to River Oaks is owned by the City of Warrenville. The City has the say on removal or retaining the entry island, a discussion to be had whenever the roads in River Oaks might be resurfaced again. The Board discussed both pros and cons to the removal of this island.

ComEd work – Work on replacing the underground electrical cables in the subdivision has begun. Arthur reported that the work started in the area between River Oaks and Emerald Green. Ruth reported that the contractors have been very nice to work with and considerate of homeowners' needs. Areas for the boring work have been marked by J.U.L.I.E. They will not be boring on the riverbank, because the chemical that runs through the borer should not seep into the river.

Storm Sewer – Arthur spoke to the contractor who lined the storm sewers last year for the City of Warrenville. They cannot give an estimate for this kind of work without an engineering report, which would include a televised study of the pipe. Arthur walked around and noted all the pipes on the City's storm sewer map that the City accepts as their property, those they designated as belonging to River Oaks, and those whose ownership is not clear.

Draft letter for late payments – This will be discussed via email over the next several days.

Next meeting is scheduled for August 8 at 7PM. This will be a Zoom meeting.

The Meeting adjourned at 8:07 PM.

Respectfully submitted,
Becky Christiansen, Secretary