

**Minutes of ROIA Annual Homeowners Meeting  
(via Zoom)  
February 20, 2023 (pending approval)**

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

**Homeowners Present:** Sylvia Thompson, Sharon Goodman, Maury Goodman, Jennifer Parks, Rick Nagode, Cuong Huynh

Bill called the meeting to order at 7 pm.

Quorum determination – The Board has received thirteen (13) eBallots, so there is a quorum.

**Common Area** – Ruth reported on B&B lawn maintenance company, who are continuing to do the mowing and maintenance work according to their three year contract. There are some dead trees that were removed from the river bank. Also, there are areas without grass near the black walnut trees, but that will not be replanted since those trees make grass growing there difficult.

Question about the very large willow tree in the upper Common Area behind Lots 11 and 15: Rich reported that the Board has received a couple of quotes on removal and/or trimming, running from \$4200 or less for removal, to \$2100 for trimming. The Board will be getting more quotes for this work. There is a worry that if this tree is not removed, there could be root damage to the adjacent storm sewer line, which is what happened a couple of years ago with another large willow near the Common Area. This other incident caused some flooding on River Oaks Drive and Rt. 59, and in one basement. The City of Warrenville cleaned out the storm sewer that was clogged, and the homeowner on whose lot the tree stood removed the tree. The current large willow has some dead branches and has at least 8 squirrel nests. There is another tree next to the willow, an elm, that probably also needs to be removed.

With respect to the storm sewer drains that run under the Common Area, the City claims some of them as City property but says others are the responsibility of River Oaks. Arthur contacted the contractor used by the City to survey and work on the City storm sewers in River Oaks so that ROIA would have some contact to a company that did this kind of work. At present, there are no issues with the drain. ROIA still has question about the ownership of these storm sewers.

**Treasurer's Report and Budget:**

There are no changes to the proposed budget. Any over expenses due to unforeseen circumstances, we have a healthy surplus available that we have built up the last few years and will likely continue for the foreseeable future.

No new savings or banking avenues are being suggested at this time in order to take advantage of high interest rates. Further research is needed.

We are now offering a Zelle payment option for all homeowners. Instructions are being sent out with the Annual Statement for 2022-2023 and for the 2023-2024 Invoices. Invoices will also be sent out via email as we have emails for all homeowners now with links to access their invoice via PDF.

There are now only three lots that have outstanding balances. Including the new invoices issued for 2023-2024, the outstanding balance between the three lots is now \$2,463.84. One lot has an active lien for a current balance (including the new invoice) of \$1,123.84. As for the other two lots, if no communication or attempts to make payments have occurred by June 1, 2023, we will recommend liens be placed for those additional lots. For these two lots, suggesting ongoing notices including regular door knocks (from treasurers or any board members) to ascertain their situation. (Lien filling fee is about \$78, asked Maury).

Even with the outstanding balances, we are and will continue to be in a strong financial position for this coming Fiscal Year.

A motion to approve this treasurer's report and the new fiscal year's budget was made and seconded. The motion passed.

**Election of Board Members:** The following homeowners are running to fill the 4 vacancies on the Board of Directors, each for a two-year term: Ruth Brackmann, Sean Parks, Bill Price, and Rich Thompson. No further nominations were made. The votes were counted and these people were elected to the Board. The Board will elect officers at their next Board meeting.

**New Business:**

Question about parking restrictions for lower cul-de-sac: The full length school buses cannot drive around the lower cul-de-sac unless parking restrictions are imposed on the lower cul-de-sac similar to the parking restrictions that exist in the upper cul-de-sac. This is a City of Warrentville issue, so it was suggested that the City of Warrentville be contacted to find out what this might entail, as well as checking with the residents living around the lower cul-de-sac for their opinions.

Question on noise complaints posted at the River Oaks Facebook group: Some homeowners are concerned about noisy music/parties coming from the apartments adjacent to River Oaks. It was suggested that homeowners call the police department when they are concerned about this. The police may be able to deal with a public nuisance ordinance complaint that may fit the situation.

A motion was made and seconded to adjourn the meeting. The motion passed. The meeting adjourned at 7:30 PM.

Respectfully submitted,  
Becky Christiansen, Secretary