

**Minutes of ROIA Board Meeting (via Zoom)  
November 13, 2023**

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

**Guests:** None

The meeting was called to order at 7:07 pm. Bill had laryngitis and asked Ruth to run the meeting.

**Secretary's Report:** The Board approved the Minutes from the previous meeting.

**Treasurer's Report:**

Sean reported that ROIA is currently up to date on their payments to the landscaper B&B that takes care of the common areas.

There is one property that already has a lien placed on it (Lot # 37). In addition, there are still two properties that are behind with their dues payments by over \$600 each. A motion was made to place a lien on these 2 properties. The Motion passed.

Bill and Sean will go to Chase Bank to update the signature cards for the ROIA account.

There was a discussion about the need to avoid billing scams that can be sent to the Treasurer. Sean explained that any request for payment that was not agreed to with a motion at a Board meeting would not be paid.

A motion was made to accept the Treasurer's Report. The motion passed.

**Old Business:**

**Common Area Trees** – The Common Area tree work will happen after the ground freezes this winter to avoid grass area damage. Ruth, who liaisons with B&B, would like anyone who sees workers working on the trees in these areas to let her know so she can check up on the work.

**Storm Sewer Issues** – The storm sewer work that is being done along Rt. 59 in from of Tom's grocery store shopping center will be diverting storm water away from River Oaks and sending it to Emerald Green. This should help to decrease the out-of-subdivision storm run-off that is sent into the Common Areas in River Oaks. The City also seems to have been cleaning some of the sewers here in River Oaks in the past two weeks.

**Parking In Lower cul-de-sac** – Sean had asked the City and bus company to consider allowing full-size buses to drive through the subdivision to pick up school children all along the streets, including in the cul-de-sacs. The City responded by suggesting that they might limit parking to one side of the roads in River Oaks. Ruth contacted City officials about why many homeowners would not like this parking arrangement. Initially the City had put River Oaks on their planning committee meeting scheduled for tonight. Now they have notified us that we are not on their agenda for this meeting. It is unclear what their plans are regarding this issue.

Regarding the history of buses coming into River Oaks, Ruth explained there was a full-size bus at one time that came into the lower cul-de-sac to pick up children, but that there was damage to edges of the island that sits in the middle of the cul-de-sac and that the City stopped this bus action. Becky mentioned that there was some discussion several years ago about removing the cul-de-sac islands but that this discussion and action would have to wait until the roads in River Oaks were scheduled for resurfacing.

The ROIA Board wants to continue to contact the City about this parking issue. It was also noted that not only would this affect parking, it could affect mailboxes by limiting them to only one side of the streets. As for narrowing of the roads when cars parked opposite each other, the law requires all cars to be parked within 1 foot of the curbs. If homeowners see cars parked outside these distances, they can always call the police who can issue tickets for improperly parked cars.

**New Business:**

**Budget for 2024/25** - Becky will email the current budget form to all Board members before the January meeting. Changes to the budget will be discussed at that meeting.

**New Board Member Needed** – The Board hopes that it can get someone to agree to being on the Board by the time of the Annual Meeting in February. Becky will send out an email blast about this, as well as posting this request on the Facebook group. Becky will also add a request to the email for a record of whether or not the email has been read. Although ROIA has emails for all homeowners, some of these emails are no longer used.

The Meeting adjourned at 7:46 PM.

Next Board Meeting scheduled for Monday, January 13<sup>th</sup> at 7 PM. This will be a Zoom/Hybrid meeting.

Respectfully submitted,  
Becky Christiansen, Secretary

# River Oaks Improvement Association

## Balance Sheet

As of November 13, 2023

	MAR - MAY, 2023	JUN - AUG, 2023	SEP 1 - NOV 13, 2023
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
ROIA Operating Account	29,563.83	26,966.64	23,518.36
<b>Total Bank Accounts</b>	<b>\$29,563.83</b>	<b>\$26,966.64</b>	<b>\$23,518.36</b>
Other Current Assets			
Homeowner Deposits	0.00	0.00	0.00
Undeposited Funds	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>Total Current Assets</b>	<b>\$29,563.83</b>	<b>\$26,966.64</b>	<b>\$23,518.36</b>
<b>TOTAL ASSETS</b>	<b>\$29,563.83</b>	<b>\$26,966.64</b>	<b>\$23,518.36</b>
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
<b>Total Liabilities</b>			
Equity			
Opening Balance Equity	0.00	0.00	0.00
Unrestricted Net Assets	23,382.93	23,382.93	23,382.93
Net Income	6,180.90	3,583.71	135.43
<b>Total Equity</b>	<b>\$29,563.83</b>	<b>\$26,966.64</b>	<b>\$23,518.36</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$29,563.83</b>	<b>\$26,966.64</b>	<b>\$23,518.36</b>

# River Oaks Improvement Association

## Profit and Loss

March 1 - November 13, 2023

	MAR - MAY, 2023	JUN - AUG, 2023	SEP 1 - NOV 13, 2023	TOTAL
<b>Income</b>				
Assessments				\$0.00
Annual / Quarterly	11,575.60	1,775.00	480.00	\$13,830.60
Late Fees	0.40			\$0.40
<b>Total Assessments</b>	<b>11,576.00</b>	<b>1,775.00</b>	<b>480.00</b>	<b>\$13,831.00</b>
Unapplied Cash Payment Income	-3,431.00		45.00	\$ -3,386.00
<b>Total Income</b>	<b>\$8,145.00</b>	<b>\$1,775.00</b>	<b>\$525.00</b>	<b>\$10,445.00</b>
<b>GROSS PROFIT</b>	<b>\$8,145.00</b>	<b>\$1,775.00</b>	<b>\$525.00</b>	<b>\$10,445.00</b>
<b>Expenses</b>				
Electric	65.10	64.19	43.28	\$172.57
Insurance	529.00			\$529.00
Landscaping and Groundskeeping	1,280.00	4,080.00	3,840.00	\$9,200.00
Office Supplies				\$0.00
Accounting Software	90.00	90.00	90.00	\$270.00
<b>Total Office Supplies</b>	<b>90.00</b>	<b>90.00</b>	<b>90.00</b>	<b>\$270.00</b>
Postage and Delivery				\$0.00
PO Box		138.00		\$138.00
<b>Total Postage and Delivery</b>		<b>138.00</b>		<b>\$138.00</b>
<b>Total Expenses</b>	<b>\$1,964.10</b>	<b>\$4,372.19</b>	<b>\$3,973.28</b>	<b>\$10,309.57</b>
<b>NET OPERATING INCOME</b>	<b>\$6,180.90</b>	<b>\$ -2,597.19</b>	<b>\$ -3,448.28</b>	<b>\$135.43</b>
<b>NET INCOME</b>	<b>\$6,180.90</b>	<b>\$ -2,597.19</b>	<b>\$ -3,448.28</b>	<b>\$135.43</b>