

**Minutes of Annual Meeting of River Oaks  
Homeowners (via Zoom)  
January 22, 2024**

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

**Absent:** Sean Allen

**Homeowners Present:** Jim Berg, Jeanne Kreymer, Sylvia Thompson, Stephen Schrage, Maury Goodman, Sharon Goodman, Rick Nagode, Oscar Juarez

The meeting was called to order by Ruth at 7:02 pm.

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

**Treasurer's Report:** Ruth explained that the treasurer, Sean Allen, has been taken ill and will not be attending. Ruth has the report he produced on February 12, 2024, that summarizes which lots are in arrears. There are 8 outstanding accounts and one account on which ROIA placed a lien. Ruth contacted the two accounts of the 8 with the highest balance due amounts by knocking on their doors. One was delayed in payment due to health problems and the other due to confusion over the payment procedures. She has set up a payment plan for both accounts. The recent invoices sent to all homeowners included instructions for paying by check and by Zelle.

**New Business:**

**Budget for 2024/25** – The new budget for the fiscal year 2024/25 was sent to all homeowners via email and/or snail mail. The assessment amounts remain the same at \$240 per year.

Question: Where is the budgeted amount for tree removal for the dead trees in the Common Area? The estimated cost is \$6k, for removal and trimming of about 6 to 8 trees, which is scheduled to begin this week. The is listed under the line item labeled "Property Maintenance". The tree removals will include cutting, removing, and stump grinding, and the tree removal service will try to avoid damage to the Common Area during this process.

Question: Once these trees have been removed, is the Board considering replacing some of them? And would the Board consider placing a memorial bench on the high plain area to commemorate the tree nursery and parkway tree efforts that were done by some of the residents? Replanting trees is something that the Board would not be involved in at this moment, but might decide on at a later date and with the plan to avoid "nuisance" trees that might cause damage. As for memorial benches, this needs to be evaluated according to the By-Laws and Covenants.

Question: Was a financial compilation done this past year, since the cost from such a compilation is missing from the actual budget summary? Yes, the compilation was done, sometime in the late spring, by a paid CPA. The new treasurer can check the ROIA account for the amount and date paid.

Question: The new budget shows a loss for next year. How will this loss be funded? It will be funded from reserves and from collections of past due accounts.

A motion was made to accept the 2024/25 Fiscal Year budget. The motion passed.

**Board Elections** – A total of 14 e-ballots were returned. Sean Allen, Arthur Kreymer, and Becky Christiansen were elected to two year terms.

**Bill Price Memorial News** - Bill Price, president of ROIA, recently passed away. Arthur reported that there will be a memorial service planned for later this spring. Meal train for Sean Allen family.

The Annual Meeting adjourned at 7:27 PM.

Respectively submitted,

Becky Christiansen, Secretary, ROIA