

**Minutes of Board Meeting of River Oaks (via Zoom)
October 28, 2024**

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

The meeting was called to order at 7:04 pm.

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

Treasurer's Report: As of 10/28/2024, the Total Assets are \$22,404.69. QuickBooks Online raised their monthly rate by \$5 per month, so it is now \$35 per month starting in August. There are some questions about the categories for payments that appear in QuickBooks. The Board will contact the CPA who has done work for ROIA for advice on these categories, and to discuss the process of closing the books on a yearly basis.

Sean Allen has resigned as Co-Treasurer of ROIA. The Board is grateful for his help and accepts his resignation. Jim will be contacting him about getting access to the Google ROIA account. Arthur suggests that, in future, the Board have several security keys so that access will be easily available to all treasurers.

The owners of the two rental properties in River Oaks will be contacted with the assessment totals they owe. All homeowners who are more than a year behind in their dues will be sent certified letters with the amounts they owe, which will include charges for sending these notifications by certified mail. Jim will produce the letters and Ruth will be sending these letters to the delinquent homeowners.

B&B landscaping has sent us a bill for the work done on a private lot in River Oaks as part of a clean-up. Ruth will be sending this bill to the homeowner to pay.

Another discussion for the Board meeting with an attorney is the issue of PUD riders that may exist on some mortgages. This may provide that the mortgage bank itself pays homeowner's dues when the bank is notified that the homeowner is not paying their assessments. Other questions to discuss with an attorney include ways to get dues payments from a mortgage bank without a PUD rider, and general information about liens including placement, release, and increasing values. The Board will consider whether a Zoom meeting with the lawyer might be a good idea.

The Board accepted the Treasurers report.

New Business:

The landscaping contract with B&B will end in November. B&B will send us a new quote.

There was discussion on whether the Board should be reduced in size from seven to five members. This should be a topic at the Annual Meeting. Also there could be a discussion on whether or not to hire an accountant to handle River Oaks books all the time, and the cost of such a service.

The next Board Meeting will include proposing a budget for the next fiscal year. The Board will be sending printed invoices via the mail to all homeowners to avoid confusion that may arise with email invoices.

The Meeting adjourned at 8:20 PM.

Next Board Meeting scheduled for Monday, January 13, 2025, at 7 PM. This will be a Zoom/Hybrid meeting.

Respectfully submitted,
Becky Christiansen, Secretary