

**Minutes of Annual Meeting of River Oaks (via Zoom)
March 24, 2025**

Board Members Present: Ruth Brackmann, Rich Thompson, Jim Berg, Brian Lynch, Amie Watanaarepornchai, Becky Christiansen

Absent: Arthur Kreymer

Guest: Jeanne Kreymer

The meeting was called to order at 7:15 pm.

Secretary's Report: The previous minutes were approved.

Treasurer's Report:

As of 3/23/2025, the Total Assets are \$ 32,169.85. Fiscal year 2025/26 invoices were due on March 1.

Summary from QuickBooks Treasurers' report as of 2/15/2025:

Bookkeeping - All payments and expenses through 3/23/25 have been recorded in QuickBooks Online.

All payments through this date have been applied to the appropriate invoices accordingly.

Checking account has been reconciled in QuickBooks Online through 2/28/2025 & matches the bank statements.

Google Access - When Sean Allen resigned, I requested a time to meet to access the google account together, so that I can take ownership for the association. I have not heard back as of yet. We need face to face time with him to log into the Google account as him and change the ownership.

Delay Filing 501(c) - Our accounting is in order & we should be safe to file our 501(c).

Once we close our fiscal year, I will file our 501(c) for FY23 & FY24. Jim will file these after April 15..

We are still waiting for payments from three lots that are significantly in arrears. Lot 37, which does have a lien, was contacted by the Board and was told they have no intention to pay what they owe. Their account will be handed over to the lawyers. Ruth will contact the other two lots directly. The invoices for the full year of dues went out in February. Some lots have paid for the full year, but some have not. Late fees will still be calculated for the quarterly payment schedule. Jim suggested that the Board consider making changes to the River Oaks documents that set the payment schedule to one payment per year rather than four.

There was an issue with the State Not For Profit filing for River Oaks. We received a letter about missing information. The filing was redone, and the SOS website shows that everything has been corrected.

The Board accepted the Treasurers report.

Landscaping:

The Board accepted the new 3-year landscaping contract from B&B Landscaping.

New Business:

Directory – Ami and Jeanne are working on a new Directory for River Oaks. They will be contacting homeowners here about their entries.

Insurance – The insurance agency River Oaks uses for their liability insurance is moving and their new address has been updated in the Treasurer's records.

Officers For Next Fiscal Year:

President: Ruth Brackmann

VP: Arthur Kreymer

Treasurers: Rich Thompson, Jim Berg

Secretary: Becky Christiansen

Landscaping: Brian Lynch , Ami Watanaarepornchai

The meeting adjourned at 7:59 PM.

The next Board Meeting will be announced.

Respectfully submitted,

Becky Christiansen, Secretary

ROIA - Statement of Activity

March 1-23, 2025

		Total
REVENUE		
Assessments		
Annual / Quarterly		15,840.00
Total Assessments		15,840.00
Total Revenue		15,840.00
GROSS PROFIT		15,840.00
EXPENDITURES		
Newsletter & Website		119.88
Office Supplies		
Accounting Software		35.00
Total Office Supplies		35.00
Total Expenditures		154.88
NET OPERATING REVENUE		15,685.12
NET REVENUE		\$15,685.12

ROIA Statement of Financial Position

As of March 23, 2025

		Total
ASSETS		
Current Assets		
Bank Accounts		
ROIA Operating Account		32,169.85
Total Bank Accounts		32,169.85
Other Current Assets		
Homeowner Deposits		0.00
Undeposited Funds		0.00
Total Other Current Assets		0.00
Total Current Assets		32,169.85
TOTAL ASSETS		\$32,169.85
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Opening Balance Equity		0.00
Unrestricted Net Assets		30,704.73
Net Revenue		1,465.12
Total Equity		32,169.85
TOTAL LIABILITIES AND EQUITY		\$32,169.85