

**Minutes of River Oaks Board Meeting (via Zoom)
July 21, 2025**

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

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

Secretary's Report: The previous minutes were approved.

Treasurer's Report:

Total Assets of ROIA are currently \$29,696.26. QuickBooks file is reconciled to June 30.

There are 11 houses behind in their dues. Arthur, Ruth, and Brian will be making phone calls to those that were behind before March 1, calling those that owed more than \$240.

Jim said that we need to do tax returns and arrange for an annual review. ROIA needs to find a new accountant to do this work. Several years ago ROIA used Kelly Beckett as an accountant, and she appears to have a new office in Warrenville. Jim will call Kelly Beckett first, or find a new accountant if Beckett can't help. The Board also needs to work on the late fees issue.

For the lot which has a lien on it due to non-payment of dues, it was suggested that the Board contact the mortgage holder Wells Fargo Bank about this situation. Their mortgage includes a clause that homeowners fees and assessments can be paid from the escrow account. Arthur and Brian will work on a letter to send to Wells Fargo regarding this situation.

The ROIA Google account is now corrected with access available for Jim, Rich, Ruth, and Arthur.

The Treasurers' Report was approved.

Landscaping:

The sink hole is now filled in.

There are several trees that need to be removed, one by Hayes house, one near Carlson's house. There is one near the river can be dropped and secured in place. Ruth will get an estimate from B&B for this work.

There is an exposed orange cable along the Common Area. It is a Comcast cable and needs to be dealt with by Comcast.

After the recent problem with drainage after a storm, Arthur investigated the drain and found that the grate was lifted away. Arthur and Jeanne cleared the drain. B&B was able to shift the grate into place. It was suggested that maybe a smooth concrete bottom for those drain holes might be useful. The Board will check with City and the landscapers for ideas.

There are some trees along Rt. 59 that are obscuring the view for cars pulling out of River Oaks. It was suggested that the landscapers should trim these trees.

The meeting adjourned at 8:02 PM.

The next Board Meeting is scheduled for Monday, October 6, 2025.

Respectfully submitted,
Becky Christiansen, Secretary