

**Minutes of River Oaks Board Meeting (via Zoom)  
October 06, 2025**

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

The meeting was called to order at 7:07 p.m.

**Secretary's Report:** The previous minutes were approved.

**Treasurer's Report:**

Total Assets of ROIA are currently \$26,803.05. The books are reconciled through September 30. New late fees have not been decided on yet. Jim will send invoices to Ruth for the lots that are above \$240. There is a notice on an unoccupied lot, owned but currently not rented, that water is turned off. Board will notify the homeowner about this.

Landscaping amounts include tree trimming in the amount listed, and sinkhole filling.

Accountant for ROIA – Jim will contact original accountant Kellie Beckett in an email and will see if she is available to continue with ROIA.

The Treasurers' Report was approved.

**Old Business:**

**Letter to the mortgage lender for the lot that has the multi-year lien:** Brian and Arthur drafted the letter. Attachments for the lien information, the invoices, and other dues issues for this property will be added to this letter.

**Directory** – Amie has only received several responses for the directory. She will try to see if she can get around to homeowners in person to see if that might generate more interest.

The meeting adjourned at 7:52 PM.

The next Board Meeting is scheduled for Monday, December 15, 2025, at 7 PM.

Respectfully submitted,  
Becky Christiansen, Secretary

# ROIA - Statement of Activity

March 1 - October 6, 2025

	<b>Total</b>
<b>REVENUE</b>	
Assessments	
Annual / Quarterly	15,840.00
Prepaid Dues	-240.00
<b>Total Assessments</b>	<b>15,600.00</b>
<b>Total Revenue</b>	<b>15,600.00</b>
<b>GROSS PROFIT</b>	<b>15,600.00</b>
<b>EXPENDITURES</b>	
Electric	206.76
Insurance	529.00
Landscaping and Groundskeeping	6,840.00
Newsletter & Website	119.88
Office Supplies	
Accounting Software	292.00
<b>Total Office Supplies</b>	<b>292.00</b>
Postage and Delivery	
PO Box	156.00
Postage	68.04
<b>Total Postage and Delivery</b>	<b>224.04</b>
Professional Fees	
Accountant	250.00
<b>Total Professional Fees</b>	<b>250.00</b>
Property Maintenance	
Common Area Upkeep	500.00
<b>Total Property Maintenance</b>	<b>500.00</b>
<b>Total Expenditures</b>	<b>8,961.68</b>
<b>NET OPERATING REVENUE</b>	<b>6,638.32</b>
<b>NET REVENUE</b>	<b>\$6,638.32</b>

# ROIA Statement of Financial Position

As of October 6, 2025

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
ROIA Operating Account	26,803.05
<b>Total Bank Accounts</b>	<b>26,803.05</b>
<b>Other Current Assets</b>	
Homeowner Deposits	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>26,803.05</b>
<b>TOTAL ASSETS</b>	<b>\$26,803.05</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	
<b>Equity</b>	
Opening Balance Equity	0.00
Unrestricted Net Assets	30,704.73
Net Revenue	-3,901.68
<b>Total Equity</b>	<b>26,803.05</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$26,803.05</b>