



River Oaks

February 2, 1988

First Annual Meeting
River Oaks Improvement Association

The First meeting of the River Oaks Home Owners Association was held at 8:00 p.m., Tuesday February 2, 1988. This meeting was held at the Warrenville City Hall and conducted by Fran Hynd of The Anden Group.

The First annual meeting of the River Oaks Homeowners association was to be scheduled after 75% of the subdivision has closed, this happened in the month of January.

At 8:00 p.m. there was a total number of 23 people present. The individual lot owners that were present in total are listed below with lot number and address: Total number of unites represented by end of meeting was 28.

| | | |
|--------------|----|--------------------------|
| Vainisi | 2 | 29 w 640 Ridge Drive |
| Doran | 3 | 29 w 630 Ridge Drive |
| Oster | 4 | 29 w 620 Ridge Drive |
| Nagode | 6 | 29 w 580 Ridge Drive |
| Ensweller | 7 | 29 w 570 Ridge Drive |
| Carlson | 8 | 20 w 560 Ridge Drive |
| McKinney | 10 | 29 w 581 Ridge Drive |
| English | 17 | 2 s 465 River Oaks Drive |
| Christiansen | 19 | 2 s 600 River Oaks Drive |
| Recometa | 20 | 2 s 582 River Oaks Drive |
| Gervase | 21 | 2 s 572 River Oaks Drive |
| Mahowald | 26 | 2 s 522 River Oaks Drive |
| Polak | 29 | @ S 509 River Oaks Drive |
| Kleine | 30 | 2 s 519 River Oaks Drive |
| Saxton | 32 | 2 s 539 River Oaks Drive |
| Hitchcock | 33 | 2 s 549 River Oaks Drive |
| Ehret | 35 | 2 s 530 River Oaks Drive |
| West | 36 | 2 s 520 River Oaks Drive |
| Molina | 37 | 2 s 510 River Oaks Drive |
| Naas | 39 | 2 s 480 River Oaks Drive |
| Sarafinia | 40 | 2 s 431 River Oaks Drive |
| Soelke | 42 | 2 s 451 River Oaks Drive |
| Langston | 45 | 2 s 481 River Oaks Drive |
| Phillips | 47 | 2 s 511 River Oaks Drive |
| White | 50 | 2 s 541 River Oaks Drive |
| Stanton | 52 | 2 s 561 River Oaks Drive |
| Williams | 55 | 2 s 601 River Oaks Drive |
| Modene | 58 | 2 s 631 River Oaks Drive |



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Fran reported that The River Oaks Homewoners Association would now be called The River Oaks Improvement Association because of another Association with the same name. The Bank where all of the association dues are currently kept is at Gary/Wheaton Bank here in Warrenville. And that at this time there is only one account that is past due. Copy of the budget was handed out. Insurance on the Common Area was established on May 1, 1987. And that at this time she could not find the current policy, but stated that she has asked for a duplicate. Fran believes that the liability is for 1 million. Discussion and questions that were asked by the homewoners were as follows:

- 1- Questions on the land near the river
- 2- Questions on a street light for the entrance and street signs
- 3- Questions on when the streets would be turned over to the city
- 4- Questions on snow removal
- 5- Questions on the landscaping near the pump station

Fran then proceeded to explain how the nominations would be taken and that there would be a total number of 9 members for the board. Three for three years, three for two years and three for a one year term. There would be only one ballot allowed per home. The following names were nominated for the board.

Joseph English
Ghada Nijm
William Nijm
Charles Langston
Gloria Langston
Lois Hitchcock
Bob Modene
Bernie Naas
Pete Molina
Linda Saxton
Bob Oster
Dave Ensweiler
Vernica Williams
Fred Gervase

Speeches were then given by all nominating parties.

Election of the nominating parties was taken and ballots were collected by Karen Kelly, and counted and recorded by Karen Kelly, Carol Healy and Fran Hynd.

The following names were elected to the board of the Association and the number of votes were as follows.

| | | |
|-------------|-----------|----------|
| 3 year term | Williams | 26 votes |
| | Saxton | 25 votes |
| | Modene | 24 votes |
| 2 year term | English | 23 votes |
| | Hitchcock | 23 votes |
| | Molina | 21 votes |
| 1 year term | Gervase | 21 votes |
| | Oster | 20 votes |
| | Naas | 19 votes |



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There was a tie for the two year term with the same number of votes between Molina and Gervase, and by a flip of the coin it was decided between the two that Molina would serve for a two year term and Gervase would serve for a one year term.

Questions that were then asked by the homeowners were as follow:

- 1- Questions on a list of all names and addresses for the subdivision
- 2- Questions on the stakes between the sites
- 3- Questions on blueprints of all homes
- 4- Questions on th buy a part of the common area
- 5- Questions on if there is a real estate bill for the common area

Fran reported that this is a not for profit orginazation.

A private meeting was then held with Fran and all of the new directors of the Association.

The meeting of the First River Oaks Improvement Association was called to an end at 9:05 p.m.