

RIVER OAKS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

In an effort to improve communication and encourage more participation within our community the Board of Directors will publish minutes from their monthly meetings.

Meeting held on February 23, 1989

Election of Officers for 1989:

President:	Bob Modene	393-1655
Vice President:	Veronica Williams	393-2469
Secretary:	Lois Hitchcock	393-2409
Treasurer:	Joe English	393-2871

Selection of Committee Chairpersons for 1989:

Groundskeeper:	Pete Molina	393-2113
City Liaison:	Mike Holmes	393-6044
Nominating:	Veronica Williams	393-2469
Beautification:	Linda Saxton	393-2206
Newsletter:	John Christiansen	393-4946
Entertainment:	Gloria Langston	393-6176

Each of these committees will be getting together in the next few weeks to begin planning for 1989. If you are interested in participating, please contact the chairperson.

Homeowner Survey Results:

Of the 66 homeowners, 22 responded to the survey recently published about the impending dues increase. 18 responses completely supported the increase to fund the 1989 proposed projects.

Dues Increase:

With the above results in mind, the board unanimously agreed to increase the dues to \$12 per month for the period of April 1, 1989 to March 31, 1990. This money will be used to fund the following four projects:

- an entry sign with lights
- concrete sidewalk in the easement going to the apartments
- corner fences to identify the easement going to the apartments
- labor for the stairs to be built in the easement between lots 31 and 32

Second Annual River Oaks Easter Party

Watch your mail for the announcement of the upcoming Easter Party. This neighborhood party is being planned by the Entertainment Committee for March 25, 1989. If you are interested in helping, contact Gloria Langston.

Next Board Meeting:

All Board meetings will be held on the third Thursday of each month. These meetings are open to all homeowners. The next meeting is Thursday, March 16, 1989 at John Christiansens.

RIVER OAKS HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

The Annual Meeting of the River Oaks Homeowners Association was called to order on Thursday, February 2, 1989 at 8:10pm by President Bernie Naas.

Treasurer Joe English presented the 1988 Financial Report (see attached).

Chairperson Bob Oster presented the Entertainment Committee report (see attached).

Groundskeeper Pete Molina reported on the decision by the Board of Directors to continue using Moonlighting Landscapers for lawn cutting, weeding and a weed and feed program for the 5 acres of common ground.

Chairperson Lois Hitchcock presented the Beautification Committee report (see attached).

President Bernie Naas presented the 1989 Budget which included raising the dues to \$12 a month for one year (see attached).

There was much discussion from the floor on the issue of raising the dues. The decision was made for the Board to send a survey out to each homeowner to get additional opinions. The survey is to be returned to Secretary Linda Saxton prior to the next Board meeting.

Nominating Chairperson Veronica Williams introduced the slate of nominees for the three open positions on the Board of Directors. The nominees were: Clay Bauma, John Christiansen, Mike Holmes, Gloria Langston, Mark Maciejewski, Dorothy Newbit and Any Salyer. After a count of the secret ballots the three new Directors are Mike Holmes, John Christiansen and Gloria Langston.

The first Board of Directors meeting for 1989 will be held Thursday, February 23, 1989 at 7:30pm at Bob Modene's house.

The 1989 Annual Meeting was adjourned at 9:10pm.

RIVER OAKS HOME OWNERS ASSOCIATION

FINANCIAL REPORT
AS OF DECEMBER 31, 1988

Balance as of February 2, 1988 (From Anden)	2,089.69
Moneys Collected	4,210.00
Interest Income	112.83
Expenditures	(1,844.93)
Total Cash On Hand	4,567.59
Accounts Receivable	18.00
TOTAL NET WORTH	4,585.59

EXPENSE DETAIL FROM FEBRUARY 2, 1988 THROUGH DECEMBER 31, 1988

Chain Saw Rental	32.00	
Insurance (Common Area)	164.00	
Lawn Cutting And Weeding	1,265.00	
Total Maintenance		1,461.00
Postage Expense (3 Mailings)	28.30	
Post Office Box	6.50	
Printing Of New Bills	43.50	
Credit Letters (From Attorney)	80.00	
Bank Service Charge	44.42	
Total General Expense		202.72
Easter Egg Hunt	66.43	
Block Party	33.95	
Garage Sale (Advertising)	24.00	
Halloween Party	56.83	
Total Entertainment Expense		181.21
Total Expenses		1,844.93

Joseph B English
Treasurer
1/10/89

THIS PAST YEAR THE ENTERTAINMENT COMMITTEE ORGANIZED SEVERAL FAMILY EVENTS. THIS COMMITTEE WAS NOT FORMED UNTIL EARLY SUMMER OF 1988. THEREFORE THE TWO EARLIER EVENTS, EASTER EGG HUNT, AND THE RIVER OAKS GARAGE SALE WERE NOT SPONSORED BY THIS COMMITTEE. I WILL BE REPORTING ON THE BLOCK PARTY AND THE FAMILY HALLOWEEN PARTY.

BLOCK PARTY:

164 PEOPLE CAME FOR DINNER, GAMES AND GRAB BAGS.

DONATIONS WERE MADE BY THE FOLLOWING:

FRANKS INT'L FOODS--SODA, BUNS, SILVERWARE, GRAB BAG
GOODIES, CONDIMENTS, DISHES, HOT DOGS, BAGS.

ANDEN/ESR--COVERED COST FOR CLOWN AND GIFT CERTIFICATES--
BURGER KING.

MIKE DURSO--HAMBURGERS AND BUNS.

BOB OSTER--NAPKINS, CUPS, TABLECLOTHS, OTHER GRAB BAG
GOODIES AND MISC.

GRAB BAG GOODIES FROM THE FOLLOWING: BURGER KING,
V & S DRUGS, WARRENVILLE CLEANERS, REUTER
REALTORS, MR. DONUT, CHOPSTICKS INN, GARY-
WHEATON BANK, THE YOGURT SHOPPE, COURTYARD
RESTAURANT, AND FRANKS FOODS.

BOARD MEMBERS--GAS GRILLS, TRASH CANS, FREEZER SPACE,
DINING FLY, AND MOST OF ALL THEIR TIME....

THE COST FOR THE ABOVE WAS \$0.00.....

THE COST FOR THE RIBBONS FOR THE FAMILY GAMES WAS \$33.95...
WHICH WAS THE ENTIRE COST OF THE BLOCK PARTY.....

FAMILY HALLOWEEN PARTY: 83 ATTENDED

AGAIN MUCH WAS DONATED AND TIME GIVEN BY THE MEMBERS OF THE
ENTERTAINMENT COMMITTEE AND BOARD AS SHOWN BELOW:

REMAINDER OF BLOCK PARTY SUPPLIES AND FOOD WAS USED FOR
THIS EVENT.....SUCH AS HAMBURGERS AND HOTDOGS.

AGAIN DONATIONS BY: FRANKS, BOB OSTER, COURTYARD, ANNE
VAINISI, MIKE AND LOIS HITCHCOCK,
JILL HIGHLAND. ALSO THE RIVER OAKS
RESIDENTS FOR BAGS OF CANDY.

THE ABOVE COST WAS \$0.00.....
THE TOTAL COST (INCLUDING CORSAGES FOR JUDGES) AND MINIMAL
FOOD WAS \$56.83.....

THIS INCLUDED THE TRICK OR TREAT BAGS GIVEN TO ALL THE
CHILDREN.

BLOCK PARTY COST.....\$33.95
HALLOWEEN PARTY COST..... 53.83
\$100.38 TOTAL

COST PER FAMILY FOR ABOVE TWO EVENTS: \$1.52 OR \$0.76/EVENT

REPORT SUBMITTED BY:

ENTERTAINMENT CHAIRPERSON,

ROBERT OSTER

BEAUTIFICATION COMMITTEE ANNUAL MEETING REPORT

I would like to take this opportunity to recognize and thank the members of the Beautification Committee who worked very hard this year:

Fred Gervase
Judy Molina
Ghada Nijim
Paula McKinley

This committee was given the charge of determining what needed to be done in the neighborhood to improve it. We received most of our suggestions by talking to you, our neighbors. We then selected the items that were needed most.

I'm sure all of you can identify with the items that we recommended to the Board of Directors for the next two years:

Entry Sign

Cleanup of the easement/emergency access path to apartments
Identification of easements
Landscaping of large common area
Stairs for the easement between lots 31 and 32

We have received a number of estimates from area businesses concerning these areas and made the following recommendations for budgetary purposes:

First Year

1. A 3 1/2 by 6 foot double-sided redwood sign to be placed in the entry island with lights and some of the shrubs that currently exist there. The design unanimously chosen by the committee was the one which appeared on the River Oaks sales brochures.
2. A cement sidewalk 4 feet wide in the easement going over to the apartments
3. Small decorative fences at each corner of the apartment easement to identify the boundaries
4. Use the railroad ties given to us by Anden to build stairs in the easement to the common areas behind the pump station.

Second Year

Landscaping of the large common area to include shade trees. The actual layout and design was not completed by this year's committee.

This committee was not formed until the middle of this year, so you can see how busy everyone has been. I hope a lot of you have signed up for next year's beautification committee.

RIVER OAKS HOMEOWNERS ASSOCIATION

1988 Balance \$4585.59

COMMON EXPENSES

IMPROVEMENTS

Entrance Sign and Lighting	\$2500.00	
Sidewalk & Common are Fence (between lot 51-52)	2000.00	
Construction of stairs (between lot 32-31)	500.00	
	<hr/>	\$5000.00

EXPENSES

Postage & Stationary	75.00	
Post Office box	10.00	
Insurance on Common area	200.00	
Fianancial Review	400.00	
Entertainment	300.00	
Maintenance Common area	<u>3500.00</u>	<u>4585.00</u>
Total Expenses		

Total 1989 Expenses	9485.00
1989 money per lot	143.00
1989 money per lot per month	11.93
1989 assessment per lot per month	12.00
per quarter	36.00
per year	144.00