

RIVER OAKS BOARD OF DIRECTORS

10/19/89 MEETING MINUTES

In Attendance: John Christiansen, Lois Hitchcock, Mike Holmes, Gloria Langston, Bob Modene, Pete Molina, Linda Saxton, Veronica Williams

Absent: Joe English

Guests: Carl Berland, Jody Bradley, Fred and Leona Gervase, Steve Lisa, Susan Ray,

Next Meeting: Thursday, November 16, 1989 at 7:30pm at Bob Modene's

Meeting Called to Order: 7:38pm by Bob Modene

OPEN FORUM

Bob reviewed the new meeting forum with everyone present. In another attempt to improve communication between the homeowners and the board of directors an Open Forum has been added to the beginning of each board of directors meeting. The time from 7:30pm to 8:30pm has been set aside for all homeowners to present any item to the board. The board will conduct their business meeting from 8:30pm to 10pm. The business meeting remains open to all homeowners.

Linda will be contacting other homeowner's associations to see how they handle homeowner discussion periods. Some suggestions presented during this first Open Forum where:

- inviting the Chief of Police to a homeowner's meeting
- a review of the bylaws
- holding board meetings outside of the neighborhood
- beginning a neighborhood compost in light of the changes in garbage pickup
- starting a neighborhood helping hands program

Minutes: The minutes were amended to include an additional page which was not previously distributed. Some additional wording changes were approved after Linda made the motion and Veronica seconded it. The revised minutes will be redistributed.

Treasurer's Report: Attached
At the next meeting Joe will be asked about the annual audit required by the bylaws.

Entertainment Committee:

The Annual Halloween party will be held on Sunday 10/29 in the Community Center. Bob will check on our use of that building as there was some discussion that it had been given to someone else. Gloria assigned tasks to the board and homeowners that will be present that day. The food discussed was apple juice and donut holes. Costume prizes will be pumpkins.

Newsletter Committee:

The newsletter will now contain a complete set of minutes from each board of directors meeting. John will also remind the homeowners of watching their speed in the neighborhood and the annual meeting.

Beautification Committee:

Black dirt is needed to be placed alongside the sidewalk. This should be done prior to freezing. Linda will contact some local contractors to get the best price on the top soil. Homeowners assistance will be needed in placing the dirt along the sidewalk. The committee is working on putting together a design plan for the front entry to be presented at the annual meeting. Thirty-four of the common area surveys were returned. The top four requests were for: playground equipment, jogging paths, picnic tables and benches. A suggestion of using the College of DuPage Horticultural School or the Arboretum as resources was made. The idea of having a speaker on the different types of seeding at the annual meeting was suggested. Bob will get the name of the company that recently seeded Emerald Green. A landscape architect has not been contacted at this time due to the expense that would incur. It was suggested we contact our lawyer to see if anything can be done about having Anden re-seed again, at this time.

Groundskeeper:

Pete has notified Moonlighting that there would be no more cuttings this year. Neither Lot 8 or 9 called to say that the lawn was not mowed between their lots the last time. The next board will need to put out another bid in the spring to see if someone less expensive can be found.

Nominating Committee:

The board approved Veronica selecting the other homeowners needed to make up the Nominating Committee as there were no volunteers. A form will be placed in the newsletter to allow all homeowners to nominate themselves or someone else to the board of directors. Elections will be held for 3 board positions, each for a term of three years, at the Annual Meeting on February 2, 1990 at 8pm.

Annual Meeting Preparation:

The board discussed what has to be done to prepare for the Annual Meeting. Items discussed included:

Finance: Each committee chairman needs to develop a proposed budget for their committee to be given to Joe for the preparation of the proposed 1990-91 budget.

Location and Refreshments: Gloria will be handling this.

Mailing: What needs to be included in the mailing to each homeowner announcing the meeting and agenda.

Meeting Packets: What needs to be included in the packet given to each homeowner attending the meeting.

Miscellaneous: Other items needed include - committee sign-up sheets, newsletter reminders and a bylaws review.

Other:

No meeting has been set up at this time between the Homeowner's Association and the Carlson's and Walsh's to discuss the ownership of the retaining wall. Our attorney has contacted their attorney. He requested from the board a copy of the bylaws, declarations and the plat of subdivision. All of those items have been sent. He also requested a copy of the plans for the retaining wall from the City of Warrenville. Bob will send a letter to the city requesting those documents.

Meeting adjourned at 10:00p.m.

RIVER OAKS HOMEOWNERS ASSOCIATION
FINANCIAL REPORT AS OF
OCTOBER 20, 1989

Balance as of September 17, 1989	4,414.41
Moneys Collected	1,453.00
Interest Income (September)	16.89
Expenditures	382.67
 Total Cash on Hand	 5,501.63
Accounts Receivable	1,134.00
29 @ \$36.00	
1 @ \$72.00	
1 @ \$18.00	
 Total Net Worth	 6,635.63

EXPENDITURES

Bank Service Charge (September)	.56
Drop Cloth	12.96
Insurance	110.00
Grass Cutting (9-23)	150.00
Fourth Quarter Mailing	9.15
Halloween Party	100.00

Joseph [Signature]
10/20/89

RIVER OAKS BOARD OF DIRECTORS

10/19/89 AGENDA

7:30pm

Open Forum

8:30pm

Business Meeting

1. 9/21/89 Minutes
2. Treasurer's Report
3. Beautification Committee
4. Entertainment Committee
 - Halloween Party
5. Newsletter Committee
6. Groundskeeper
7. Nominating Committee
8. Annual Meeting Preparation
9. Other
 - Retaining Wall

10pm

Adjournment