

RIVER OAKS BOARD OF DIRECTORS

1/18/90 MEETING MINUTES

In Attendance: John Christiansen, Joe English, Lois Hitchcock,
Mike Holmes, Linda Saxton, Veronica Williams

Absent: Gloria Langston, Bob Modene, Pete Molina

Guests: None

Next Meeting: Wednesday, January 31, 1990 at 7:30pm at Linda
Saxton's

Meeting Called to Order: 7:42pm by Joe English

OPEN FORUM

No homeowner's were present.

Minutes: Approved as read.

Treasurer's Report: The draft of the financial review was read
and approved. This will be presented at the
Annual Meeting on February 1.

Entertainment Committee:

No Report

Newsletter Committee:

The next issue will contain a summary of the beautification
surveys and the article Linda has on soil and conservation.

Beautification Committee:

So far 15 surveys have been returned. A large percentage of
the homeowners do want grass in the common areas. There
are still problems with dogs in the common areas from the
apartments. It was suggested that a letter be sent to
Inland Realty who owns the apartments and have them post it
on their bulletin board. The survey results will be
presented at the annual meeting.

Groundskeeper:

The letter was sent to Moonlighting no response has been
received.

Nominating Committee:

There are only two nominees on the ballot. Hopefully there will be some nominations from the floor.

City Liaison:

Linda reported two semi-trucks driving through the lower common area and leaving 12 inch deep ruts. She also called the police with the name and license number of the second truck. The police will follow-up with the trucking company, but they also recommend that we send a letter to the trucking company requesting payment for damages. Mike will follow-up with the letter. The police also recommended that there be parking on only one side of the street, especially down in the lower cul-de-sac area. Mike will inquire into that process.

Other:

Still no opinion has been received from our attorney regarding the retaining wall issue.

Linda acknowledged that the application for bonding of the treasurer, president and vice-president will be done after the next election.

Linda informed that board that the current insurance policy is for liability only and does not cover any damage to the property, such as the front sign or any of our trees. She is getting quotes on adding a rider to our current policy.

Annual Meeting Preparation:

The items mailed out to the homeowners on January 8, 1990 included:

- Cover Letter
- Agenda
- Proposed 1990 Budget and Beautification Report
- Bylaw Change
- Proxy Statement

Bob did get Sgt. John Barberis to speak to us. He will be bringing material on home safety and will have plenty of time for questions. Mike will call and let him know that he should be there at 8:45pm.

The board members are to be at Holmes School at 7pm.

Lois will prepare the packet and have it copied. The packet will contain:

- agenda
- financial review (Joe)
- proposed budget (Joe)
- nominee's statements (Veronica)
- ballot (Veronica)

Annual Meeting - continued

Lois has the committee sign-up sheets. Becky Christianson will make an alpha listing of homeowner's for sign-in. Lois will pre-mark that with the proxies which have been received. At the January 31 meeting Joe will bring a list of all homeowner's who are behind on their dues so they can also be pre-marked on the list. Homeowner's behind in their dues are not eligible to vote.

The 6 board members at the January meeting were each assigned ten homes to call and find out if someone would be attending the meeting. If they are not planning to attend the meeting their proxy will be requested. If the bylaw change is not passed at the annual meeting it will have to be done through the mail. All homes are to be called by January 31.

The bylaw change vote will be done by roll call.

Refreshments: Linda and Mike will provide - cups, cremora, stirrer's, sugar and napkins. Gloria will get the coffee and one large coffee pot.

Meeting adjourned at 10:00pm

RIVER OAKS BOARD OF DIRECTORS

1/18/90 AGENDA

7:30pm

Open Forum

8:30pm

Business Meeting

1. 12/14/89 Minutes
2. Treasurer's Report
3. Annual Meeting Preparation
2/1/90 - 8pm - Holmes School
Board Members - 7pm

Annual Meeting Packet
(to Bob O. 1/30)
(to Lois 1/26)
-1989 Financial Statement
-1989 Committee Reports
 Beautification
 Grounds
 Entertainment
 Newsletter
 City Liaison
 Nominating
-1990 Proposed Budget
-Bylaw Change
-Ballot for Bylaw Change
-List of Nominee's
-Ballot for Voting
Refreshment Arrangements
Speaker from Police Department

4. Nominating Committee
5. Beautification Committee
6. Entertainment Committee
7. Newsletter Committee
8. Groundskeeper
9. City Liaison
10. Other

-Retaining Wall

10pm

Adjournment

RIVER OAKS HOMEOWNERS ASSOCIATION

FINANCIAL REPORT FOR

1989

Balance as of DECEMBER 31, 1988	4,567.59
Moneys Collected	8,583.00
Interest Income (Jan-Nov)	207.86
Expenditures	7,200.76
 Total Cash On Hand	 6,157.69
 Accounts Receivable	 126.00
3 @ \$36.00	
1 @ \$18.00	
 Total Net Worth	 6,283.69

January 9, 1990

Moonlighting, Inc.
1142 Brighton Place
Glen Ellyn, IL 60137

Dear Sir,

At this time we are accepting bids for the 1990 maintenance of our common areas here at River Oaks. For 1990, we will require expanded services.

In addition to mowing the grass the following services will be required:

1. The entryway of the subdivision will be landscaped in the early spring. This area will require special handling which includes:
 - a. hand weeding
 - b. removal of garbage
 - c. mowing of parkway (when new grass is ready)
 - d. mowing between Route 59 and the River Oaks property lines behind lots 1 and 66 (the state does not mow this frequently enough to keep the entryway clean)
2. The easement sidewalk between lots 51 and 52 will need to be better maintained this year, i.e.
 - a. removal of garbage
 - b. mowing of easement
3. The easement between lots 8 and 9 will need to be mowed this year. The homeowners will no longer be doing this.
4. In the upper common area:
 - a. the tree stakes must be replaced after mowing
 - b. removal of garbage, as opposed to being mowed over, i.e., wood, popcans and paper products.

We would also like bids on the following items which we may have done this year.

1. Planting of mums in the fall in the front entryway strip.
2. Removal of bushes from the front entrance parkway.
3. Removal of pile of dead wood in the lower common area (by the river).

Please submit your bid in writing by January 31, 1990 for the mowing of the common areas as well as the items listed above. Send your bid to the River Oaks Home Improvement Association, P.O. Box 144, Warrenville, IL 60555, Attention: Pete Molina.

Thank you for your past services and we are looking forward to working with you in 1990.

Sincerely,

Pete Molina

cc:ROIH