

March 21, 1991

PRESENT: Tom Sinnott, John Christiansen, Toni Oster, Millie Murphy
Cheryl Soelke, Amy Saylor, Gloria Langston and Becky
Christiansen

ABSENT: Karl Berland

The meeting was called to order at 7:45PM by Tom Sinnott.

ANDEN UPDATE: On March 13, 1991, a memo was sent to the City of Warrenville from Anden basically stating that they are interested in completing the necessary maintenance items ~~to~~ to gain the City's final acceptance within River Oaks. They stated that their problem is in knowing with whom they should be dealing. They also stated that they have reviewed the latest punch list and believe that the most appropriate way to receive clarifications and resolve any disputes is to walk the entire subdivision together again!

On March 15, 1991, the City of Warrenville filed a two count law suit against the Anden Corporation for Breech of Contract and Failure to Conform to Ordinance 828.

When the Board discussed the situation, we unanimously agreed that this situation is now in the hands of the attorneys for the City and we will ~~be~~ cooperative with the City in providing any necessary information (pictures, etc.) If a settlement out of court is dicussed, we may need to get involved. A question was brought up by one of the Board members as to whether or not individual homeowners could "tack" on to the lawsuit as individuals. It was decided that at this point, it was not advisable.

The present status of the suit is that it will be placed on the docket for a preliminary hearing and Jim Connors, the City Administrator will keep us appraised of the outcome.

Copies of the memo of March 13, 1991 and copies of the lawsuit were passed out to the Board members.

Jim Connors talked to Tom Sinnott and stated that he doesn't want to get involved between the City Council and Anden. He was writing a letter on March 25, 1991 requesting a "walk-thru" and a meeting to go over the punchlist status. Jim will advise the status of that meeting after it is conducted.

Tom Sinnott made a suggestion that we establish a correspondence log to keep track of everything regarding the Anden vs. City correspondence. It was decided that the Secretary will keep this correspondence separate.

OLD BUSINESS

NOMINATING COMMITTEE: Toni Oster advised the Board that John Spartz will Chair the Groundskeeping Committee, however, he does not wish to be a Board member at this time. We will notify him of all meetings so that he may submit an update of groundskeeping activities or feel free to attend the meetings. Toni Oster made a motion that we accept the H&B proposal for groundskeeping. Amy Saylor seconded the motion and the Board unanimously agreed to give John Spartz the authority to contract H&B for the groundskeeping work.

One more position is open on the Board due to the transfer of Fred Gervase. It was decided that an ad would be run in the Newsletter to notify the homeowners and invite anyone interested in joining the Board to contact Tom Sinnott or any of the other Board members.

NEWSLETTER COMMITTEE: The Newsletter went out for the February/March issue. A new graphics program is now being used and it results in a great new look.

TREASURER REPORT: Gloria Langston gave a verbal and written financial report. A question was brought up by Tom Sinnott as to whether or not the Association can save some money by transferring some dollars into our Money Market Account where more interest would be accrued. Since we are approaching the Spring/Summer season and monies will be paid to H&B on a regular basis, it was decided that appropriate funds should be left in the checking account. Our checking account does pay interest each month also.

A suggestion was made to re-run the article in the Newsletter giving the guidelines and procedures on the Board's actions when homeowners do not pay the Association fees. The fees have been lowered to \$10.00 per month. It was agreed that the article would be re-run.

CITY LIASON: Amy reported that another car drove between two houses on the easement between lots 51 and 52. Amy will call the Warrenton Police Department to ask where a collapseable post can be obtained and the cost of installing one to prevent this from happening in the future. She will advise at the next meeting.

The top storm sewer in the common area is full of garbage and is backing up water in the top common area. After a recent storm, it took over 24 hours for the water to drain from this area. Amy will call the Public Works Office and speak to Dennis Poslusny to see what can be done.

ENTERTAINMENT REPORT: Millie reported that the Easter Egg Hunt is scheduled for Saturday, March 23, 1991 as planned and we are hoping for good weather and a big turnout!

SECRETARY REPORT: The annual reports for the Corporation will be filed with the Secretary of State and the Tax Form F will follow accordingly.

Cheryl is currently in the process of contacting all realtors with homes listed in River Oaks to notify them that there is an association in River Oaks and that they can contact Cheryl when a letter is needed for closing or if copies of the By Laws and Covenants are needed for new owners.

NEW BUSINESS

Tom Sinnott suggested that we could possibly contact the City of Warrenville asking for recommendations and resources available to aid our Board in coming up with a plan for landscaping that ~~will be~~ *would be* ~~possibly~~ available if the City suit is won against Anden.

This brought up several items: 1) we need to find out if there is an additional easement beyond the State easement along Route 59. Someone will contact IDOT as this would show up on their records. 2) The Board reviewed an aerial picture of the development before it was cleared for building to get an idea of where the trees, ponds etc. were located before Anden came in and cleared the area.

John Christiansen will write a letter to Natural Areas Commission asking for some recommendations and ideas.

Tom Sinnott recently received a letter from the Chief of Police of Warrenville asking for our help in establishing better communications between the WPD and our community. A motion was made by _____ to place the WPD on our mailing list for the Newsletter in response to the request that we better the communications between the Police Department and River Oaks. ^{the} Motion was seconded by John Christiansen. ~~And the~~ Board agreed unanimously.

Cheryl Soelke made a suggestion that the Board become more organized when it comes to nominating new people to the Board so that the new people coming into the Board know what is available to them as far as a position and what kind of work would be expected of them. It was decided that each Board member would write a brief description of their position and what the responsibilities are as they see them and that a proposal would be put together to try to bring about a better organized Board entity.

The meeting was adjourned at 10:25PM. The next meeting will be held at the Oster residence on April 25, 1991 at 7:30 PM. Any homeowners wishing to attend are cordially invited.

Respectfully submitted By Cheryl Soelke.