

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~~ 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 Breach 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  
discussed, 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 apprised 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 easment between lots 51 and 52. Amy will call the Warrenville 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 Posluszny 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. <sup>the</sup> Motion was seconded by John Christiansen. <sup>And the</sup> 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.