

August 20, 1992

Meeting was called to order at 7:35 P.M.

PRESENT: Joe Lanute, Paul Koenig, Tom Sinnott, Chris Noffsinger, Mark Moore, Kathryn Costlow, Becky Christiansen

The minutes from the July 20th meeting were amended to include Nominating Committee under duties for Board member Paul Koenig.

MOTION: To approve the minutes, as amended. Motion made by Paul, seconded by Chris. Motion passed unanimously.

Point of Order: The motions passed unanimously will be recorded as such. All other motions will be recorded as "passed" or "defeated", with no record of how each member voted, unless a roll call vote is called.

TREASURER'S REPORT: Joe reported that the Money Market account has been closed and the funds transferred to the Checking account. Joe reported that a few people were late with their last dues payments, and that he would contact them. He reported the payment in full of the past due account of one of the houses on which the Board had a lien. There is still a lien on Lot 63, now vacant, and there will be a further attempt to trace any title transfer that may occur with this lot, in order to get the new owner(s) to pay the dues. The \$95. that was owed by the previous owners of Lot 44, for dues prior to April 1992, will be classified as a bad debt. Joe also presented a budget update, listing expenditures to date for each budget category. Out of a total budget of \$14,010.00 for this year, a total of \$7,391.14 had been spent as of 8/15/92. The Board members complemented Joe on his excellent record keeping and work to date as the Treasurer of ROIA. His computerized billing and record keeping should simplify considerably the work entailed in providing the end of the year fiscal report.

DISCUSSION: Whether a separate budget category for photo copying is needed. Most of the Photo Copying expenses recorded this year should actually be recorded as Newsletter expenses.

MOTION: To combine the Photo Copying budget category with the Newsletter budget category. Motion made by Paul, seconded by Kathryn. Motion passed unanimously.

MOTION: To accept the Treasurer's report, and commend Joe on his excellent work this year. Motion made by Mark, seconded by Paul. Motion passed unanimously.

ENTERTAINMENT: Chris reported that 96 adults and children will be attending the annual River Oaks picnic on August 29. Tarps will be set up in the morning of the day, with the rest of the set-up to begin at 1 P.M.

DISCUSSION: To consider adding the cost of advertising for the annual River Oaks Garage Sale, held every spring, to the ROIA budget next year.

SECRETARY: Becky requested several copies of the By-Laws and Covenants to distribute to new residents. Tom will make the necessary copies. The monthly Board meeting locations for the rest of the year are as follows:

September 17 at 7:30 P.M. at the Koenigs'

October 15 at 7:30 P.M. at the Christiansens'

November 19 at 8:00 P.M. at the Noffsingers'

December 17 at 7:30 P.M. at the Costlows'

January 21 at 7:30 P.M. at the Sinnotts'.

Budget discussions begin next month.

NEWSLETTER: Becky announced that the July/August Newsletter came out today.

DISCUSSION: "Oak Leaves" will be presented to the Newsletter Committee, as a suggestion for the new name of the Newsletter.

ACTION ITEM: The next directory for River Oaks will come out next month. After that, the directory will come out in March or April, with the new Board listed in it. It would be a similar design to the earlier directories. However, committee members would not be listed.

ACTION ITEM: Mark suggested that as new homeowners move into the subdivision during the year, labels should be distributed to all of the homeowners with the new directory information to paste into their old directories for an update.

NOMINATING: No report

LANDSCAPING: Mark reported that the Committee met last week. The following were discussed:

ACTION ITEM: The Committee will feed the Parkway Trees within the next 60 days.

ACTION ITEM (STATUS): The traffic restriction to be placed in the easement between Lots 51 and 52 has been approved by the police and fire departments of the City of Warrenville. Lewtters confirming these approvals will be sent to the departments.

ACTION ITEM (STATUS): The City of Warrenville has approved of the ROIA cementing in the corner parkway square at Lot 66.

ACTION ITEM (STATUS): There are 18 to 20 dead parkway trees that need replacement. All of the dead trees will be returned to the nurseries on September 26, and replacements will be obtained, if available. Some replacement trees may not be available until spring.

ACTION ITEM: September 26 will be designated as a work party day for landscaping concerns. Mark will organize crews to dig, return and transplant Parkway trees, to pour the concrete at Lot 66, and to set the restraining post between Lots 51 and 52.

DISCUSSION: Mark reported that John Christiansen asked that the Board establish a small tree nursery in the Lower Common Area, with an initial cost estimate of \$100. This cost would cover the rental of a rototiller and the cost of some landscape timbers and a small wire fence. The initial trees would be donated by John and Mark. The purpose of the nursery would be to supply the Board with trees to use for River Oaks, e.g. parkway

tree replacements, common area plantings.

MOTION: To authorize the Landscaping Committee to build and establish tree nursery for the River Oaks Improvement Association, with an approved expense of \$100. and the understanding that the initial trees will be donations from River Oaks residents. Motion made by Mark, seconded by Joe. Motion passed unanimously.

MOTION: To approve planting trees in the Common Area, with specific Board approval for each planting. Motion made by Paul, seconded by Kathryn. Motion carried unanimously.

MOTION: To allow John Christiansen to plant a small group of moisture-loving trees, which John will donate, at the run-off point of his sump pump line in the Upper Common Area, in order to dry up this perpetually-wet area. Motion made by Mark, seconded by Paul. Motion carried unanimously.

BY-LAWS: Next meeting of this Committee will be September 1 at the Christiansens'. Tom will circulate an informational sheet prior to the meeting to all committee members.

ANDEN: Board went into executive session for this discussion.

OLD BUSINESS: None

NEW BUSINESS:

GARBAGE PICK-UP: Joe suggested that the Board check with the City to see what time of day the garbage pick-ups are allowed to begin, according to their contract with Fox Valley Disposal. The trucks are coming earlier since recycling began and are waking people, including young children.

LIGHT BRIGADE: Chris reported on her contact with the manager of the Country Ridge Apartments, concerning the placement of lights that shine in the windows of River Oaks' homes on the southern boundary. The manager has agreed to a meeting between herself and her maintenance man, and those River Oaks residents who want a change, to see redirect lights if possible. Chris put a notice in the July/August Newsletter and will inform anyone who calls her of the time and place of this meeting. The meeting will take place in the late afternoon, before 5:30 P.M., on a date still to be decided.

MOTION: To adjourn. Motion made by Paul, seconded by Chris. Motion carried unanimously.

Meeting was adjourned at 9:50 P.M. Next meeting will be Thursday, September 17, at the Koenigs' house.

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ANDEN LAWSUIT DISCUSSION: The City has informed the Board that it is holding approximately \$23,000. in bond money from Anden. If the City gets performance agreements from Anden for the other issues of the lawsuit, it has been suggested that this money might be negotiable for the mandated trees.

Tomorrow at 3:30 P.M., the Board will be meeting with Dennis Posluszny, to look at the Common Area and discuss the latest idea about refurbishing the grass. This recent suggestion has been to slit-seed the entire area with a combination of rye, fescue, and bluegrass. Then a 1" covering of a combination of topsoil and compost would be spread over the area. The compost made available by DuPage County for little or no charge to municipalities. This procedure, like the top dressing given to golf courses that need repair, should not hurt the grass presently there.

Submitted by Becky Christiansen