

Minutes

Board of Directors Meeting

Date: October 28, 1995

Present: Mark Moore, Tom Sinnott, Paul Koenig, Joe Lanute, Chuck Hulse, Becky Christiansen

Absent: Brian Lynch

Guests: None

Tom called the meeting to order at 7:40 P.M.

Motion: Paul made a motion to accept the minutes as written. Mark seconded the motion. The motion passed.

Treasurer's Report: Joe provided this budget update:

Annual Meeting	-36.20
Discretionary	-20.00
Entertainment	-69.25
Insurance	-233.00
Landscape	-6,412.98
Newsletter	-119.49
Property Tax	-72.60
Financial Review	0
River Work	0
Stair Repair	-821.01
Treasurer	-66.51

The balance in the ROIA checking account as of 10/11/95 was \$8,999.71. Recent expenditures include

Entertainment	-69.25
Landscape (Brickman)	-2,949.00

Tom will check with Brickman to cancel any scheduled mowings for the rest of the year and to determine what adjustments for canceled mowings need be made in their payment schedule.

The bill for the drainage work, totaling \$640, was received. It was agreed that ROIA will pay this bill and submit it for reimbursement to the City. This bill is covered by the Anden settlement money. Becky will get Tom a current update on how much money remains in that account. It was suggested that the remaining funds could be used for other drainage considerations in River Oaks, including a maintenance-free solution to the restrictor problem.

Joe has not yet received the CPA's bill for the two-year financial review. He has been informed that the CPA does not want to do two years together again for the price of one year. Joe will check with other CPA's to see if anyone would agree to this discount.

Entertainment: The committee was not able to plan a Halloween activity this year. Brian, who stopped in briefly to give his report, said he still hopes to have a winter event in the subdivision.

City Liaison: Chuck reported on a recent conversation with the City regarding concrete work problems. RAI Concrete, the contractor for the sidewalk work done last summer, had remained silent with regards to the City's demand for remedial work. After the decision was made to pull their bond, the contractor showed up in the subdivision with no warning to anyone. Some homeowners could have been stranded in their garages, if the sidewalks in front of their driveways were torn up. City officials wanted homeowners to be informed that if there is ever a case when the City has done work that leaves them with no way out of their garage, the homeowners should call 911. The City will bring over a load of stone for a temporary bridge. Also, the City has been asked to deal with the question of whether remedial work can be done for concrete squares with footprints in them, since there was no barrier or protection erected by the contractor to prevent the marring of the surface. Seeding is needed in the Common Area entrance behind the pump station.

Landscaping: Tom reported that he and John Christiansen moved three nursery trees into the parkway and planted a river birch from the nursery by the river in the lower Common Area. Six trees were moved into the nursery. There may be a few more parkway replacements this fall, but the tulip trees will have to wait until spring for their optimal move. Sweet ferns, highly salt-tolerant plants, were moved into the entrance planting.

The Board would like to thank Elli Kleine, who has done a wonderful job weeding the entrance island and planting her donation of spring bulbs, all on her own initiative and time.

Quote requests for mowing, weeding, and feeding of the Common Areas are currently being sent out, so that this aspect of budget costs can be precisely determined. Increases in these costs have sent the mowing bills over their budgeted amount for this year.

Mark reported that he and Frank Vainisi aerated the entrance to the Common Area between Lots 17 and 18. The Board thanks them both.

Tom is waiting for a reply from Brickman regarding the bid request for remedial work on the lower cul-de-sac circle.

Newsletter: Mark received a letter from the Edgebrook Homeowners Association. Edgebrook is deciding the approach to take with delinquent homeowners (hard-nosed or kinder-gentler) and is surveying other homeowners associations in Warrenville with a questionnaire regarding their approaches to the problem of delinquent assessments. Mark answered their questionnaire and returned it to them, with a cover letter explaining River Oak's experiences in this area.

Mark will not be able to work on the next edition of the Newsletter for a week.

Old Business: None

New Business:

Budget: Tom hopes to have the mowing bids soon so that budget work can begin at the next Board meeting. He would like all committees to prepare a budget so that dues estimates for next year can be determined.

Holiday Banner: ROIA received its annual request for \$25 for the cost of putting up the holiday banner on the light post at the subdivision entrance. Paul made a motion to pay the City \$25 for the banner. Chuck seconded the motion. The motion passed.

Motion: Chuck made a motion to adjourn the meeting. Mark seconded the motion. The meeting adjourned at 9:30 P.M.

*Respectfully submitted, Becky Christiansen,
Secretary*

The next Board meeting is scheduled for 7:30 P.M. on Thursday, November 30, 1995, at the Hulsens', 29W 610 Ridge Dr.