

Minutes of 9/15/2010 ROIA Board Meeting

Present: Ruth Brackmann, Rick Deist, Sharon Goodman, Kristin Norberg, Rob Stout

Absent: Linda Saxton, Frank Vainisi

Meeting called to order 7:45 p.m. at Rick Deist's house.

Secretary Report:

Rick moved to accept July 2010 minutes as submitted. Rob seconded, all approved.

Treasurer Report:

Dues

- 6 homeowners have not yet paid a full first quarter for 2010-11. Rick will send letters.
- There is just one quarter still outstanding from 2009-10. The other lot has been paid up.
- Discussed lien rules and timing for placing a lien. Will research by-laws and declarations. (See below, added after the meeting.)

- By-Laws of the River Oaks Improvement Association, 5/1/1987, revised 2/25/1993.

"Section 7.01 Powers. The Board of Directors shall have power to:

...

- (g) to foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same."

- Declarations of Easements, Covenants, Conditions and Restrictions for River Oaks, 5/1/1987.

"Section 6.02 Annual Assessments.

...

- (b) (iv) ... Such Statement of Annual Assessment *[that the Board of Directors provides to homeowners annually]* shall also indicate the date or dates upon which payments shall be due, which shall be not less frequent than quarter-annually."

Other topics

- Discussed gathering an email list for dues reminders and newsletters.
Sharon will include this when collecting directory information (including an option for publishing in the directory vs. just for Board use).
- Landscape billing
 - B&B has billed for 25 cuttings, so the cutting the week of 9/13/2010 will be # 27 out of 30 planned in the contract.
 - May need to stop early or to fund extra cuttings out of the Property Maintenance budget.
 - Ruth will email B&B about the billing (contract stating 8 equal monthly installments vs. actual bills by service). Kristin to forward landscape contracts to Ruth.
 - Rob will reconcile the budget reporting for Landscaping and Property Maintenance against the past bills.

Kristin made motion to accept the Treasurer's Report. Sharon seconded, all approved.

Old Business:

- Block Party – September 25
 - Rob has sent letters to the homeowners that will be blocked off, has City permit.
 - Discussed potential liability around the Moon Jump, which Rob has reserved as usual. Board concluded to cancel the reservation to eliminate the risk of injury litigation.
 - Ruth and Sharon will arrange other games and activities instead.

- Planned the food, supplies, set-up, etc.
 - Ruth will include a flyer with the newsletter being distributed this week.
- Morton Arboretum staff were on-site on 9/15 to do soil samples for their study.

Landscaping:

- There are two dead trees in the parkway by the entrance that may need removal.

New Business:

- Emerald Ash Borer
 - City will be discussing on 9/21; waiting for confirmation letter from Illinois that EAB is present in Warrenville.
 - Several trees appear to be affected in River Oaks.
 - Ruth will include some information with the newsletter directing homeowners to Illinois Dept. of Agriculture website and other resources.
- Ruth has gotten some basic information from Ray Atkinson at the City about guidelines for the retaining wall. Continuing to work with him.
 - Ruth will contact Larsen Engineering to get a quote for:
 - advising on requirements for replacing the wall
 - developing a Request for Proposal
 - checking the pins they had installed in the wall for monitoring.

Meeting adjourned 10:05 p.m.

Next meeting originally scheduled for 7:30 p.m. Wednesday, October 13, at Ruth's house; subsequently changed to 7:45 p.m. Oct. 13 at Sharon's house.

Respectfully submitted
Kristin Norberg, Secretary