

Minutes of 2/15/2011 ROIA Annual Homeowners Meeting

Board Members Present: Ruth Brackmann, Rick Deist, Sharon Goodman, Kristin Norberg, Linda Saxton, Rob Stout, Frank Vainisi

Homeowners Present: Becky Christiansen, Leah Goodman, Lois Hitchcock, Arthur Kreymer, Dean Myers, Rick Nagode, Kristi and Tim Thurnall

Meeting called to order 7:40 p.m., at the Warrenville Park District building.

Secretary Report

Rick moved to accept January 2011 minutes as submitted. Frank seconded, all approved.

Treasurer Report

Board members mentioned to homeowners that we are moving to Excel for bookkeeping instead of Quicken, with Kristin picking up the role from Rob.

Dues

- 4 lots owe 1 quarter (including the lot with a bankruptcy), 1 lot owes 2 quarters, and 2 lots owe the full year for 2010-11. We're in good shape, especially compared to other subdivisions.

Recent expenses

- Rick moved to reimburse Ruth for \$21.89 in printing expenses for the annual meeting. Kristin seconded, all approved.
- Rick reported expenses of \$35.20 for postage (paid from the ROIA account), plus about \$3 for envelopes and about \$5 for ink for stamping checks for deposit. Linda moved to reimburse Rick for the \$7.94 that he paid. Sharon seconded, all approved.

Net Worth

- Ruth and Rob talked through the CD and checking balances totaling about \$42,900, as mailed to the homeowners.

Budget

- After brief discussion, Sharon moved to accept the proposed budget for 2011-12, as mailed to the homeowners. Rob seconded, all approved.

Old Business

- Ruth explained to homeowners that we're participating in the Morton Arboretum soil study and that staff had taken samples on the parkway trees. We expect to receive information in May about care and maintenance.
- Ruth and Frank will be planting perennials in the front entryway.
- Frank purchased a solar light from Menards last weekend for about \$50 (vs. \$300 online). We'll try this, and if it works acceptably, we'll disconnect the electricity and get a second light.

Retaining Wall

- ROIA is continuing to save up for replacement. We're close to our share of the cost.
- Board will start talking with the two affected homeowners this year.
- Under the new policy that the City implemented last fall, we can request to have the City reimburse ROIA for part of the engineering report.
- There was a discussion of whether the association could take out a loan to cover the wall.
- Larsen Engineering will return in the spring to measure the pegs they had placed in the wall.
- The Larsen report from about 5 years ago gave an estimated life of about 10 years.
- CD – Rick moved that when the CD matures on March 5, we withdraw the money and put it in the checking account until it is needed for the retaining wall. Sharon seconded, all approved.

Comments/Questions from Homeowners

- Leah Goodman (Lot 15) stated that she is running for City Council in the April election and is always open to any questions, requests, or concerns.
- Updates to the City's sign ordinance were passed last month at the Council meeting.
- Dues coupons? Not sending this time since few people used them. The due dates were included on the annual meeting mailing.

- Kristi and Tim Thurnall (Lot 52) expressed desire to have a fence/gate constructed on the sidewalk to the apartments. They have recently had vandals paint gang graffiti on their fence.
 - Linda explained that the sidewalk is the second point of access for fire and other emergency vehicles, so we can't do a normal gate or locks.
 - The Board will explore alternatives that the fire department accepts.
 - Ruth will look into having an officer out at an upcoming Board meeting to discuss alternatives to help maintain the small and child-friendly neighborhood.

Election of new Board members

- Received 23 ballots, with no write-in candidates.
- Ruth Brackmann, Kristin Norberg, and Linda Saxton were reelected, and Dean Myers was elected to a new 2-year term.
- Thank you to Rob Stout for his service on the Board!

Website / Directory / Newsletter

- Becky Christiansen continues to maintain the ROIA website. She mentioned that she can establish email addresses for materials being sent from the Board.
- Sharon has finished collecting all data for a new homeowners' directory, and she and Linda have compiled it. We'll post it on the website (minus email addresses) after the next board meeting, and we'll also email it out to everyone.
- Ruth will first email out a newsletter to test the address list.

Rick moved to adjourn the meeting. Linda seconded, all approved. Meeting adjourned 8:30 p.m.

Next meeting 7:30 p.m. Wednesday, March 16, at Linda's house [later changed to Ruth's house].

Respectfully submitted
Kristin Norberg, Secretary