

Minutes of January 5, 2012 ROIA Board Meeting

Present: Ruth Brackmann, Dean Meyers, Frank Vainisi, Kristin Norberg, Linda Saxton and Sharon Goodman

Absent: Rick Deist

The meeting was called to order at 7:05 p.m., at the home of Ruth Brackmann.

Secretary's Report

Linda moved to accept the minutes of the December 7, 2011 board meeting with one clarification. For the second item under the "Dues" section, Ruth explained that at the time of our last board meeting, we believed that the new owner of Lot #3 was a bank. Since that time it's been determined that the new owner is a real estate holding firm based in India with offices in Washington D.C. called "Altisource." Kristin seconded, and the motion was approved unanimously.

Treasurer's Report

Dues

- Kristin reported that the phone calls made by board members to homeowners were pretty successful, bringing in many dues payments. She said that we now have only 3 homeowners who owe for 4 quarters, 3 owing for 3 quarters, 6 owing for 2 quarters, and 6 owing for 1. A total of 48 homeowners are fully paid, which is better than this time last year.
- Kristin also stated that there were no new bills submitted for payment this month.
- Ruth discussed the invoice she sent to Altisource regarding Lot #3's dues and late payments. She suggested that this invoice be used as a model in the future for any similar situations.
- Linda reported that she spoke to Keith Lietsch (an attorney who worked for our association in 2005) concerning past-due payments. He told her that the letter we use to warn homeowners of a possible lien will most likely qualify as a "pre-lien lien." He also mentioned that there may be a second option to placing a lien and that is to place a "judgment" against the person, not the property, which could increase our chances of collecting past-due payments. Linda said that our board needs to be more educated about these choices, and that the bylaws may have to be changed. She said that Keith Lietsch may agree to help us and Ruth mentioned that the lawyer for the Summerlakes Homeowners Association is also very good with collecting past-due payments.
- Sharon moved to accept the Treasurer's Report. Linda seconded, all approved.

Old Business

- Kristin said that she will soon be able to take off all the homeowner's e-mail addresses from the ROIA directory before the directory is uploaded onto the website. She will forward the remaining information to Becky Christiansen.

Landscaping

- Ruth stated that she placed an order with Ball Seed for flowers for the front entry area, just as she did last year. She ordered two flats of marigolds and 2 flats of salvia, at \$10.00 per flat. The flowers should be available on May 18th.

New Business

- Kristin presented a preliminary budget for FY 2012-2013, which was discussed by the board. The total amount of the budget is \$15,360.00 with the main changes being the inclusion of attorney's fees and an increase in the amount for property maintenance (for the front entrance lights).
- Ruth reported that Rick, Sharon and Frank have all agreed to run again for the ROIA board.
- Kristin, Ruth and Linda will put together a mailing for homeowners concerning the ROIA annual meeting which will take place on Tuesday, Feb. 21, 2012, at 7:30 PM, in the Warrenville Park District's Conference Room.
- Sharon reported that Becky Christiansen had asked when to move minutes from the "Public" section of the website into the "Archives." Ruth asked Sharon to investigate how many years the ROIA records must be kept to be in compliance with state regulations.

Dean made the motion to adjourn and Sharon seconded. The meeting adjourned at 8:40 p.m.

Respectfully submitted,
Sharon T. Goodman