

Minutes of 2/21/2012 ROIA Annual Homeowners Meeting

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

Homeowners Present: Becky Christiansen, Maury Goodman, Lois Hitchcock, and Rick Nagode.

The meeting was called to order at 7:32 p.m., at the Warrenville Park District Recreation Center Conference Room.

Secretary's Report

Kristin moved to accept the minutes of the January 5, 2012 board meeting as submitted. Frank seconded, all approved.

- Sharon reported on her research into the IL Compiled Statutes regarding homeowner's associations, in particular those related to record retention. The rules state that board minutes should be kept for seven years and that important documents such as the accounting ledger and contracts should be kept forever.
- Becky Christiansen, who maintains the ROIA website, stated that it would be very unlikely that the ROIA digital records could be lost. She said that if she could no longer manage the ROIA website, she would give the board a DVD containing all the records.

Kristin moved to take Becky up on her offer to help organize and scan paper records presently stored by board members. The motion was seconded by Dean and passed unanimously.

Treasurer's Report

Dues

- Rick reported that out of a total of 266 quarters owed for last fiscal year, homeowners paid all but 9 quarters to date. He noted that 6 homeowners have already paid their dues for the entire new fiscal year, and an additional 3 have paid for the first quarter.
- Ruth stated that the collection of dues in our association is good, especially compared to other subdivisions. She thanked board members for their collection activities during the past fiscal year.
- Ruth discussed the new invoice that she developed to deal with any foreclosures and which was sent out with the yearly statements. The consensus was that the invoice was a good improvement.

Recent expenses

- Dean moved to pay Becky Christiansen \$59.50 for the maintenance of the website. Linda seconded, all approved.
- Sharon moved to pay the Erie Insurance Company \$531.00 for the yearly general liability policy. Frank seconded and all approved.

Net Worth

Kristin reported that the ROIA assets had increased by \$3,000 since the January board meeting, now totaling \$51,583.34 (Correction per Kristin 3/7/12: this total should be \$51,359.34.) This increase was attributed to the payment of dues by homeowners in the last 1 ½ months.

Linda moved to accept the Treasurer's Report, Sharon seconded, all approved.

City Liaison's Report

- Ruth stated that she will be attending the introductory meeting of the Climate Action Committee, to be held at the Warrenville Public Library on Saturday, Feb. 25, 2012, from 10AM – noon. She invited board members to join her, and explained that the Warrenville Environmental Advisory Commission and "Cool Cities" representatives will explore ways to reduce energy consumption and greenhouse gas emissions.
- There is a new city ordinance which requires the owners of all empty properties to register with the city and to keep these properties up to code. In addition, all landlords of rental property have to register with the city and keep their properties up to code.
- Ruth reported that City of Warrenville workers did a good job trimming the parkway trees in our subdivision in January.

Landscaping

- Frank stated that B&B Landscaping will begin the third year of its contract on April 1, 2012. He will walk the grounds with the landscapers to determine which common area trees need to be trimmed.
- Frank and Dean will continue to research the best kind of lighting for the signage at the front entrance to the subdivision, solar or electric, or a combination of the two. Ruth offered to see what she could find out about outdoor solar/electric lighting at the "Cool Cities" meeting on Feb. 25th.

Entertainment Committee

Linda Saxton said that feedback from block party participants indicate that they always have a good time. She would like to see the block party continue and suggested that a survey be conducted to determine what time of year the party should be held. Becky Christiansen offered to help Linda conduct an e-mail survey of ROIA homeowners regarding both the block party and the annual garage sale.

Comments/Questions from Homeowners

- Rick Nagode asked the board what could be done about the ruts in the grass in the center area of the upper cul-de-sac. He stated that these ruts have been caused by people parking there or by driving over the grass. Ruth said that the centers of both the upper and lower cul-de-sacs are the city's responsibility and he should call and make a complaint. Rick also wanted to know when the city will fix broken driveway curbs and Ruth said that she will call the city and ask about the repair schedule.
- Becky Christiansen urged the board to include homeowners' e-mail addresses in the ROIA directory because the list is password protected. She mentioned that additional e-mails could easily be included for a spouse, for instance, so all homeowners receive our e-mails. Ruth responded that the question of e-mail inclusion in the directory could be part of the survey about the block party and annual garage sale.
- Becky Christiansen asked about the retaining wall and how it is holding up. Kristin said that the board plans to focus on the retaining wall problems and solutions during the upcoming year.

New Business

Linda reported that she had contacted Atty. Keith Letsche of Bond & Dickson for a cost estimate to assist the board in determining how to handle foreclosures, liens/judgments, etc. Mr. Letsche would like a \$1000 annual retainer fee plus \$200.00/hr. for his services. She and Ruth will obtain additional quotes.

Election of New Board Members

- A total of 17 valid ballots were received, with no write-in candidates.
- Rick Deist, Frank Vainisi and Sharon Goodman were re-elected to the ROIA Board.

Rick moved to adjourn the meeting. Kristin seconded, all approved. Meeting adjourned at 8:35 p.m.

The next meeting will be held at 7:30 p.m., Tuesday, March 20, 2012, at Dean's house.

Respectfully submitted
Sharon Goodman, Secretary