

Minutes of 9/13/2012 ROIA Board Meeting

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

Guest Homeowners Present: Craig and Chris Carlson, lot 8

The meeting was called to order at 7:45 p.m., at the home of Rick Deist.

Opening session on status and planning for Retaining Wall

This Board meeting included the homeowners of the two properties that contain portions of the retaining wall. The purpose was to update the affected homeowners on the activity of the Board relating to the condition of the retaining wall and to gain initial feedback from those homeowners.

Board updates:

- City has advised the Board that the Association could move ahead with replacing the common-area portions of the wall even if the homeowner portions are not replaced at the same time.
- This does not imply a waiver of potential code violations, however. The City may still go to the affected homeowners to address any violations related to the portions of the wall or fence on their properties.
- Board intends to move forward over the winter with obtaining bids, performing interviews, checking references, and working with the City to address specific code requirements, so that the wall could be replaced as soon as next summer.
- Board invited homeowners to participate in the interviews and other planning steps.
- Final decisions from the homeowners of the two properties can likely be made in spring 2013.

Initial feedback from the homeowners:

- At this time, Rick Deist intends to replace his portion along with the common-area portion.
- At this time, the Carlsons do not intend to replace their portion when the common-area portion is replaced.

The Board members will keep in touch with the affected homeowners as the process moves forward.

[Guests departed]

Secretary's Report

Deferred.

Treasurer's Report

Dues

- Linda will follow up with the homeowner that still owes some dues for 2011-12.
- Rick will send an email to a newly-received address for another lot that owes multiple quarters.
- The only expenses since last meeting were payments on the landscaping contract.
- Linda moved to accept the treasurer's report. Frank seconded, all approved.

Old Business

- Damage in upper cul-de-sac – City of Warrenville will be putting landscaping rocks in the cul-de-sac; Ruth will follow up with Mike Smith to find out when they will do this.
- Two entrance lights are not working reliably.
 - Ruth wiggled one and it came back on; needs stabilizing.
 - The other was damaged by the landscapers; Frank will talk with B&B to have them fix it or pay to replace it.
 - Board members requested that these be fixed yet this fall so the lights are functional before winter.
- Sidewalk egress between River Oaks and Country Ridge Apartments – no news.

Landscaping

- Frank asked B&B for a quote for another 3-year contract. Board members were agreeable to continuing with B&B if the price is similar.
- Frank has also been getting quotes from B&B for tree removal and for aeration; group rates may be possible if multiple homeowners participate.
- Ruth is watching for sales on perennials to plant in the entryway, to reduce effort from what was required for the annuals.

New Business

- None raised.

Frank moved to adjourn the meeting. Dean seconded, all approved. Meeting adjourned at 8:30 p.m.

The next meeting will be held at 7:30 p.m., Thursday, November 8, 2012, at Linda's house. [Later rescheduled to 7:30 p.m., Thursday, November 29, 2012, at Ruth's house.]

Respectfully submitted
Kristin Norberg, Acting Secretary