

Minutes of 11/29/2012 ROIA Board Meeting

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

The meeting was called to order at 7:40 p.m., at the home of Ruth Brackmann.

Secretary's Report

Rick moved to accept the minutes of the July 12, 2012 meeting with no clarifications. Dean seconded, all approved. Linda moved to accept the minutes of the Sept. 13, 2012 meeting with no clarifications. Frank seconded, all approved.

Treasurer's Report

Dues

- Rick reported that the collection of dues is going better than at this time last year. Only one homeowner still owe dues for last year, while the number of homeowners who haven't paid any dues yet this year is down to 1. Rick has contacted both homeowners and is waiting for replies.
- Rick has paid out a total of \$8480 to B & B Landscaping Co. for this year. This amount is \$320 less than the budgeted amount.
- Ruth reported that a second foreclosure notice has been received for one of the lots in the subdivision.
- Rick has filed the ROIA's not-for-profit renewal with the Secretary of State's Office, and has paid the \$10.00 fee.

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

Landscaping

- Some ruts have been found in the upper detention area, possibly made recently when city workers had to unclog the middle drain. Frank will contact Mike Smith at City Hall
- There is a problem with ruts and torn up grass in the upper cul-du-sac circle. Ruth will contact Jennifer McMahon at City Hall.
- Ruth spoke to one homeowner regarding ruts and damage to the common easement area, warning the homeowner of possible damage to underground pipes.

Old Business

- Rick reported that the Carlsons have expressed interest in having their portion of the retaining wall work performed at the same time that the work on the common portion is done. They would like to be kept posted of any developments.
- Ruth stated that any work will have to be done according to the City of Warrenton requirements, and that ROIA board members should check bidder references. She also suggested that board members may want to go together to visit sites of the bidders' previous work.
- Ruth added that bids will be requested after the annual ROIA meeting.

New Business

- Ruth reported that B & B Landscaping has requested \$8960 for services in the new fiscal year. This is a 5% increase from three years ago, and the consensus of the board is that this percentage of increase seems to be reasonable.
- Ruth mentioned that the City of Warrenton has a new law requiring the owners of rental property to register, pay a fee and have quarterly inspections.
- The board discussed the lighting at the front entrance sign and it was decided that solar powered lighting is not sufficient, and that professional electrical work is required. Linda will call local business owners to discuss their signage and to determine which companies to ask for bids. Com Ed may have to replace the meter near the sign.

- Frank made the motion to allow the expenditure not to exceed \$1,000, for the labor and materials required for the lighting at the front entrance. Rick seconded and all approved.
- Linda, Kristin and Ruth agreed to e-mail to all board members the proposed FY 2013-2014 budget information, the front lighting information and the location and date of the Annual ROIA meeting.

Ruth will determine the date and location of the next meeting and will inform all board members.
Meeting adjourned at 8:58 p.m.

Respectfully submitted,
Sharon Goodman, Secretary