

Minutes of ROIA Board Meeting December 4, 2018

Board Members Present: Susan Price, Rick Deist, Jim Berg, Becky Christiansen, Rob Tyler,
Absent: Erik Poulsen, Linda Saxton

Susan called the meeting to order at 7:10 PM

Secretary's Report: Minutes of the previous Board meeting were approved.

Treasurer's Report: As of 12/3/2018 the total assets of ROIA are \$ 23,305.08. One lot still owes for Q4 of the previous fiscal year (2017/18). Eight lots owe for Q1 of the current fiscal year (2018/19), 12 lots for Q2, 16 lots for Q3, and 17 lots for Q4. 11 late fees of \$10 each have been added to bills that are more than two quarters behind. As of this date, this includes bills due before June 1, 2018.

Rob and Jim are working on getting Rob set up for using the QuickBooks files containing the ROIA treasurers' records. A copy of QuickBooks will need to be purchased. A possible cloud setup will be investigated, like that available at Amazon.

A new light sensor was bought for the entry sign lights.

The treasurer's report was approved.

Landscaping:

New Landscaping Contract – Rick has asked for quotes but is still waiting to receive them.

Common Area Storm Drain and Sinkholes – Bill Price, lawyer and homeowner, sent a letter to the City of Warrenville arguing for the City to take responsibility for the storm drains in the Common Area. Bill included the information that the deed of transfer accepted by the City from the builder included the public improvements under the Common Area. The City's lawyer has said that they will not assume responsibility because official By-Laws and Declarations includes a passage that the homeowners association would be responsible for maintain the Common Area and would handle drainage pipes that might be part of the Common Area detention system. Bill will prepare a rebuttal letter to the City. It was pointed out that the City engineer's 2005 report on the drainage situation in this area included information that the storm sewers under the Common Area had to be enlarged to handle the drainage areas in Warrenville outside of River Oaks. Depending on the City's response, this might be something that homeowners should bring to the attention of the City Council at a City Council meeting.

Tree Trimming of Common Area Trees – there is currently one bid. Becky will call Herbo for another bill.

Old Business:

No Trespassing sign – There is a sign already, but it would need to be put on a pole in the southern easement sidewalk area. This is something that should be done in the spring.

Entryway Sign Light – the light sensor is working again, but it will be replaced with the new sensor in the spring.

RO Dumpster – there is no provision to allow for a subdivision dumpster.

New Business:

New Board Members – need 2 new Board members for the Annual Meeting election.

Newsletter – information should include about the easy ways to pay River Oaks dues. This should include info about pay through your bank, and about paying for the year in one payment. A warning about liens that might be placed on properties that are severely in arrears. If a hardship situation exists, homeowners should contact a treasurer to make arrangements.

Annual Meeting – The next year's budget will be discussed at the next Board meeting in January.

Next Board meeting will be held at 7 p.m. on January 15, 2019 at Becky's house.

The Annual Meeting is scheduled for February 26, 2019 at 7 PM

Meeting adjourned at 8:47 p.m.

Respectfully submitted
Becky Christiansen, Secretary