

## Minutes of ROIA Board Meeting January 15, 2019

**Board Members Present:** Susan Price, Rick Deist, Jim Berg, Becky Christiansen, Rob Tyler, 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 1/14/2019 the total assets of ROIA are \$ 21,663.27. 1 lot still owes dues for fourth quarter (Q4) of previous fiscal year 2017/18. 7 lots owe for Q1 of current fiscal year 2018/19, 11 lots for Q2, 13 lots for Q3, and 15 lots for Q4. This is an increase in delinquent dues over previous years, which is concerning. Rob and Jim are working on getting Rob up to date on the QuickBooks account for ROIA.

The required annual financial compilation has been completed by the CPA.

The treasurer's report was approved.

### Landscaping:

**New Landscaping Contract** – The current landscaper B&B has submitted a proposed new contract that includes a yearly increase by \$10 per mow each year of the contract. A motion was made to accept B&B contract for 3 years if they would accept a rate of \$9760 for each year, for three years. The motion passed. Rick will contact B&B with this proposal.

**Common Area Storm Drain and Sinkholes** – Bill Price has a new letter in response to the City's latest refusal to deal with the storm sewer problems under the Common Area.

**Tree Trimming of Common Area Trees** –The Board will solicit more bids for this work. Based on estimates from bids and from previous tree trimming costs, the Board decided to increase cost estimates for Common Area Upkeep to \$3000 for the next fiscal year.

### New Business:

**Budget** – The proposed budget will be sent out to all homeowners with the Annual Meeting mailing in January, with very few changes from the previous year's budget. The cost of the landscaping maintenance will be put in at \$9760 for the year. Common Area upkeep will be put in at \$3000 for the year. The Board is still dealing with the problem of the storm sewers under the Common Area which the City refuses to accept responsibility for. Therefore, it was agreed to continue with the current cash reserve levels in case ROIA must pay for these repairs. The dues will be kept at \$180 for the year, with any excess expenditures coming out of the cash reserves. A motion was made to approve the budget proposal. The motion passed. Below is the proposed budget for fiscal year starting March 1, 2019.

Ordinary Income/Expense	
Income	
Assessments	
Annual / Quarterly	11,520.00
Late Fees	0.00
Total Assessments	11,520.00
Total Income	11,520.00
Expense	
Annual Meeting	60.00
Electric	288.00
Entertainment	250.00
Insurance	600.00
Landscaping and Grounds keeping	9,760.00
Newsletter & Website	90.00
Office Supplies	20.00
Postage and Delivery	
PO Box	46.00
Postage	51.00
Total Postage and Delivery	97.00
Professional Fees	

<b>Annual Compilation</b>	250.00
<b>Total Professional Fees</b>	250.00
<b>Property Maintenance</b>	
<b>Common Area Upkeep</b>	3,000.00
<b>Drainage Remediation</b>	9,000.00
<b>Security Gate</b>	0.00
<b>Total Property Maintenance</b>	12,000.00
<b>State Corporate Fees</b>	10.00
<b>Total Expense</b>	23,425.00
<b>Net Ordinary Income</b>	-11,905.00

Board Vacancies – No homeowners have volunteered for the two vacancies that will occur at the Annual Meeting. Jim and Erik have agreed to stay on the ballot, with the understanding that the Board must find replacements for them in the new fiscal year. Ballots will be sent out with the required Annual Meeting mailing in January.

The Annual Meeting is scheduled for February 26, 2019 at 7 PM at Becky's house.

Meeting adjourned at 8:25 p.m.

Respectfully submitted  
Becky Christiansen, Secretary