

## **Minutes of ROIA Annual Meeting February 26, 2019**

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

**Homeowners Present:** Rick Nagode, Lois Hitchcock, Sue Tyler, Sharon Goodman  
**Guest:** Alderman Leah Goodman

Susan called the meeting to order at 7:05 PM

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

**Treasurer's Report:** As of 2/23/2019 the total assets of ROIA were \$22,786.89. The dues that are currently delinquent include 1 lot for the first quarter of the current fiscal year (Q1), 2 lots for Q2, 3 lots for Q3, and 7 lots for Q4. One homeowner, who had been delinquent for the full fiscal year but has since sent in a check for all quarters, asked that their late fee be waived because they were new to the neighborhood and they were confused about the payments. They were given a one-time-only waive of the late fee. There are 2 lots who are paid in advance beyond the next fiscal year 2019/20. Lot 62 has been sold and the Board needs to get contact information for the new owners.

Relating to the budget performance, \$220 in late fees were collected this fiscal year, 22 late fees of \$10 each. The Annual Financial Compilation by a CPA, and required by the By-Laws and Declarations, was \$20 over the budgeted amount.

The treasurer's report was approved.

### **Annual Meeting Business:**

**Budget** – The budget for the next fiscal year beginning on March 1, 2019 was sent to all homeowners in the annual meeting notice mailing. The current cash reserve is approximately two years of the yearly budget. Ideally ROIA should carry about one year in reserve. The Board, however, did not want to decrease the dues at this time until the question of who should pay for the drainage remediation in the Common Area is decided. Jim will continue with the Board for the next billing cycle but will then need to be replaced with a new Board member. Jim has created a video that covers the accounting procedures being used in QuickBooks for the association's finances. A motion was made to approve the budget for the next fiscal year. The motion passed.

**Election of Officers** – The following people were elected to two-year terms on the Board of Directors: Susan Price, Linda Saxton, Jim Berg, and Erik Poulsen.

### **Old Business:**

**Landscaping:** There are ruts that have been made in the Common Area caused by a truck carrying a refrigerator. The homeowners who are involved with this truck's actions will be contacted by email, with a request that they either fix the ruts themselves, or that they reimburse ROIA in case the association's landscapers do the remediation in the spring.

The B&B landscaping company that has maintained the Common Area for the past several years has accepted the offer made to them by ROIA of a 3-year contract without the yearly increase they initially requested. The Board needs another estimate on the cost of trimming the Common Area trees. Another company will be called in March to provide a new estimate.

**Common Area Storm Drain and Sinkholes** – Bill Price has sent a revised response letter back to the City attorney this week, outlining the reasons why ROIA believes that it is the City's responsibility to maintain and repair the storm sewers in the subdivision, including the ones under the Common Area that handle storm drainage from areas of Warrenton that are outside of the subdivision. If the City attorney's response is again no, Leah Goodman believes that homeowners should plan to attend a City council meeting to present our claims on the City.

### **New Business:**

**Garage Sale** – Discussion of plans for the annual subdivision garage sale were discussed. Other nearby garage sales include Summerlakes (May and September), Emerald Green (fall), Maple Hill (June). There was a suggestion that fall is a good time for the sale, rather than the busy spring times which can interfere with school graduations, etc. The sale times (9 to 3) and days (Friday as well as Saturday) of the sale might be tweaked. When a date is decided, it was suggested that the Discovery Resale shop be contacted to arrange for pickup of unsold furniture.

Security Problems on Southern Boarder of River Oaks – Homeowners have been notified by Warrenville police of gang graffiti that have been painted on their fences. According to City ordinance, it is the responsibility of the homeowner to remove the graffiti. There was a discussion of what River Oaks might do to discourage this kind of vandalism, including lighting and security cameras. Alderman Goodman said that the proposed rental registration ordinance that the City is considering, as new rental units are being proposed in the City, might help with getting a handle on ownership responsibility. She did mention that the City police chief reported to the City Council that Warrenville is one of the 11 lowest crime communities in Illinois.

Next Board meeting will be held at 7 p.m. on Tuesday, April 30, 2019 at Becky's house.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,  
Becky Christiansen, Secretary