

Minutes of ROIA Annual Meeting and Board Meeting February 27, 2020

Board Members Present: Rick Deist, Rob Tyler, Becky Christiansen, Rich Thompson

Absent: Linda Saxton, Susan Price

Homeowners Present: Arthur Kreymer, Rick Nagode, Lois Hitchcock, Sylvia Thompson Sharon Goodman

Guest: Leah Goodman

Rob called the meeting to order at 7:09 PM.

Secretary's Report: Approval of the Minutes of the previous Board meeting was delayed until the brief Board Meeting which followed this Annual Meeting.

Treasurer's Report:

As of 2020, the total assets of ROIA were \$.17,796.63. The Common Area tree trimming this year was \$5,460. We are in the second year of the three-year landscaping contract for Common Area maintenance costing \$9,760.00 per year. We take in \$11,520 in dues. It may be necessary to increase the dues next year so that we take in enough to cover all expenses, which may now include storm water drainage issues that the City of Warrenville will not cover. We may also need to consider raising the assessment limits set in the Declarations of Covenants for ROIA. The Treasurer's report was approved. Homeowners should be reminded that they can use bill payment services from their banks to pay their dues.

Annual Meeting Business:

Election of Board Members – A total of 22 ballots were received. The following people were elected for two-year terms: Rick Deist, Rob Tyler, Arthur Kreymer, and Becky Christiansen. The e-ballots that were sent out the week before the meeting proved very successful.

Old Business:

Common Area Storm Drain and Sinkholes – The Board received the following results of the City of Warrenville's analysis of the storm drains in the Common Area that the City maintains. This was from the email sent by Phil Kuchler, City of Warrenville: "The pipes need to be lined. We are requesting prices from a contractor, to help us determine if we need to formally advertise for bids or not. If the project is less than \$25,000, staff can approve the work. If it is \$25,000 or more, City Council will need to approve it. Our intent is to line the City storm sewer pipes between the street and the ROIA structure in the pond in May, if all goes well."

Alderman Leah Goodman explained that the proposed City budget has money in it to hire an engineering intern during the summer months to inventory the private drainage issues around Warrenville. This should also help assess the storm sewer situation in the City and River Oaks.

Landscaping – No work will be done on a wet prairie perennial garden in the lower bowl of the Common Area until after the City does its work on the pipe lining in the upper bowl. Planning and estimates, however, could begin before the City's work is completed.

Entrance Island – Rick called the City with regards to what River Oaks can do with the entrance island. The City said we can do whatever we want with it. It can be filled with mulch or with stone, or it could be filled with concrete. The road renovations by the City are on a 15-year cycle, so it would be a wait before the City could asphalt it over when the next resurfacing is done.

New Business:

Garage Sale – Summerlakes holds their garage sales twice a year, in May and in September. Rick will try to find out the dates for their 2020 sales. It was suggested that we ask River Oaks homeowners online for their preferences of dates.

Parkway Trees – The parkway trees in River Oaks are owned and maintained by the City of Warrenville. Davey Tree Service was out this past week to inventory these trees in the subdivision.

US Census – Alderman Leah Goodman spoke about the importance of the Census to everyone in Warrentville since it affects federal allocations to the City and State. The first notification of the Census will be going out to the public on March 12. In the letter, there is an ID number that you will use to complete the Census online or by phone. She asked that ROIA send out notification about the Census to the homeowners.

The Annual Meeting adjourned at 8:05 p.m.

Minutes of the Board Meeting (immediately following):

Secretary’s Report - The Minutes from the previous Board meeting were approved.

Treasurer’s Report – There are currently 8 lots that are behind more than one quarter on their dues.

Budget – The proposed Budget for the fiscal year 2020/21, as printed below, was approved.

Income	Budget
Assessments	11,520.00
Late Fees	0.00
Total Income	\$11, 520.00
Expenses	
Annual Meeting	60.00
Electric	312.00
Entertainment	100.00
Insurance	550.00
Landscaping and Groundskeeping	9,760.00
Newsletter/Website	80.00
Office Supplies	20.00
Postage and Delivery	
PO Box	65.00
Postage	50.00
Professional Fees	
Annual Compilation	250.00
Property Maintenance	
Common Area Upkeep	3,000.00
Drainage Resolution	6,000.00
State Corporate Fees	10.00
Total Expense	20,257.00
Net Ordinary Income <i>*from reserves</i>	-8,737.00
Annual Assessment (per lot)	\$180

The next Board meeting is scheduled for 7 PM on Thursday, April 16 at Becky’s house.

The Board meeting adjourned at 8:35 PM

Respectfully submitted,
Becky Christiansen, Secretary