

**Minutes of ROIA Annual Meeting (via Zoom)  
March 2, 2021**

**Board Members Present:** Susan Price, Arthur Kreymer, Rob Tyler, Rich Thompson, Becky Christiansen, Rick Deist, Linda Saxton

**Guest:** Bill Price, Sharon Goodman, Maury Goodman, Jennifer Parks, Sean Parks, Ruth Brackmann, Lois Hitchcock, Sylvia Thompson

Susan called the meeting to order at 7:01 pm.

**Secretary's Report:** The minutes of the 2020 Annual Meeting minutes were accepted.

**Treasurer's Report:** The Budget summary from the fiscal year 2020/21 that just ended (March 1, 2020 through February 28, 2021), available at the River Oaks website, is listed below, along with the proposed budget for the fiscal year 2021/2022 (March 1, 2021 through February 28, 2022).

<b>Income</b>		<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2020 Actual (est)</b>	<b>2021 Budget</b>
	Assessments	11,520.00	11,520.00	12,740.00	11,520.00
	Late Fees	0.00	0.00	0.00	0.00
	<b>Total Income</b>	<b>\$11,520.00</b>	<b>\$11,520.00</b>	<b>12,740.00</b>	<b>\$11,520.00</b>
<b>Expenses</b>					
	Annual Meeting	\$60.00	60.00	0.00	40.00
	Electric	288.00	312.00	211.76	300.00
	Entertainment	250.00	100.00	0.00	100.00
	Insurance	600.00	550.00	529.00	580.00
	Landscaping and Grounds	9,760.00	9,760.00	10,467.00	9,760.00
	Newsletter/Website	90.00	80.00	0.00	80.00
	Office Supplies	20.00	20.00	0.00	20.00
	Postage and Delivery				0.00
	PO Box	46.00	65.00	70.00	75.00
	Postage	51.00	50.00	0.00	50.00
	Professional Fees				
	Annual Compilation	250.00	250.00	235.00	250.00
	Property Maintenance				
	Common Area Upkeep	3,000.00	3,000.00	0.00	3,000.00
	Drainage Resolution	9,000.00	6,000.00	0.00	3,000.00
	Security				
	State Corporate Fees	10.00	10.00	10.00	10.00
	<b>Total Expense</b>	<b>23,425.00</b>	<b>20,257.00</b>	<b>11,522.76</b>	<b>17,255.00</b>
	<b>Net Ordinary Income</b> <i>*from reserves</i>	<b>-11,905.00</b>	<b>-8,737.00</b>	<b>1,217.24</b>	<b>-5,735.00</b>
	Annual Assessment (per lot)	\$180	\$180		\$180

There was an excess in actual assessments collected of \$1220. This was the result of all homeowners being current in their dues and of some homeowners having made payments for the next fiscal year. Landscaping increased in the actual budget due to additional work on the entranceway. Property maintenance is under budget because ROIA is waiting for the City to finish the remedial work on the

drainage pipes under the Common Area before the ROIA work on Common Area drainage can be started. Money to cover these costs will come out of the reserves when the work is eventually done. We are in the third year of a three-year contract for Common Area maintenance, so those numbers stay the same. The other increases are minor amounts including the post office box fee increase. The final amounts for the 2020/21 fiscal year will be finalized in a few weeks. Once that is done, the financial records will be sent to the accountant for the yearly financial review and the tax return for ROIA will be completed. These should all be completed in the next few months. A motion was made to accept the treasurer's report, including the budget proposal. The motion passed. The Budget will be approved by the Board of ROIA at the next Board meeting, as required by the By-Laws.

**Election of Officers:** Becky reported that 16 ballots were returned. Rich Thompson and Bill Price have been elected to serve 2-year terms on the Board. Rob thanked Susan for her chairmanship for the past several terms of her Board tenure.

**Common Area Storm Drain and Sinkholes** – Susan gave a summary of the on-going drainage remediation project that the City of Warrenton is doing. This involves cleaning and lining the storm sewer pipes under the Common Area that the City claims are City responsibility. This work was delayed to some extent due pandemic schedule changes. The pipes that the City says are River Oaks homeowners' responsibility will need to be done after the City finishes its work. Sharon Goodman reported that the City did some work in the area behind her house last fall and that she has some pictures of the work. Sharon also reported that the City did have a City-wide survey done last summer to check on City storm sewer systems and the presence of restrictors in the pipes, and that many of the restrictors that control storm sewer flow were missing. ROIA will check with the City to find out more information on the restrictor survey and exactly what work the City might still need to do in River Oaks.

Annual Meeting adjourned at 7:37 PM.

Respectfully submitted,  
Becky Christiansen, Secretary