

**Minutes of ROIA Board Meeting (via Zoom)
July 12, 2021**

Board Members Present: Bill Price, Arthur Kreymer, Rob Tyler, Rich Thompson, Becky Christiansen, Rick Deist, Ruth Brackmann

Guests: None

Bill called the meeting to order at 7:05 pm.

Secretary's Report: The minutes of the previous Board Meeting were accepted.

Treasurer's Report – Rob announced that he would be moving soon, which means we need a new treasurer. A motion was made to express thanks to Rob for his work as Treasurer. The motion passed. There will be a notice on the River Oaks Facebook page to ask for a volunteer to fill his place on the Board. If there are no responses in a week, the Board will be canvassing for a volunteer.

Attached is the current Treasurer's Report. Total Assets are currently \$ 24,582.98. Financially the Association is in good shape. Our own financial records match the bank records. Income and expenses are in line with budget. We have 3 homeowners who are past due on their accounts by 1 payment and 4 homeowners who are past due on their accounts by 2 payments. In total, all but 1 of these homeowners have been contacted about bringing their accounts up to date. There is one other homeowner who is substantially behind. We had made some allowance for this homeowner for earlier payment difficulties, which seem to have passed, and have contacted him for at least a partial payment with no success. Bill will be sending a letter to him with a warning before a lien is placed on the property. The Treasurer's report was accepted.

At the time of this report, B&B landscaping has only invoiced for 1 payment so far this year. Rick reports that the latest B&B bill includes \$30 fee for cleaning out the drains in the Common Area.

Landscaping –

Ruth mentioned cleaning up the riverbank portion owned by River Oaks at the edge of the Upper Common Area. It needs serious weeding and trash pickup. A motion was made to have Ruth and Rick contact B&B and arrange for them to do this work. The motion passed.

In the area behind Lot 33 without grass, it was decided to wait until fall and then have some dirt and a grass fabric mat put down to see if grass can grow there.

Regarding the dead trees in that area, the Board will investigate having someone cut down the trees and leave the logs at the top of the riverbank to stop erosion. The live trees in that area should stop the logs rolling into the river. We will be getting a quote for this tree removal work. A motion was made to authorize this work subject to Board approval which will be done by email. Rob reminds us that we have \$3K in the budget for Common Area maintenance.

The funding for the work by the City of Warrenville on their portion of the storm sewers under the Common Area that need repair was passed by the City council. We thank our alderman Leah Goodman for this information.

New Business -

A new fence fenced in some River Oaks utility boxes within the property. The Board will be looking into that situation.

A new mowing contract will be needed for next year. It was agreed that the Board members should be given copies of the contracts to examine.

It was decided not to buy more stamps since the Board had more than enough for a year at the moment.

The possibility of meeting in person was discussed. It was decided that for the moment, Zoom meetings will continue.

The Board meetings will continue to be Zoom meetings for a while.

Next meeting Monday, September 13, 2021

The Board meeting adjourned at 7:40 PM

Respectfully submitted,
Becky Christiansen, Secretary