

MINUTES OF MEETING OF MEMBERS
OF
RIVER OAKS ASSOCIATION, INC.

Pursuant to notice given by the President of the Board of Trustees, the Class A Members and Class B Members of River Oaks Association, Inc. met on July 15, 2009, at Heath City Hall, 1287 Hebron Road, Heath, Ohio.

The meeting was called to order by David Anderson, President of River Oaks Development, Inc., the sole Class A Member.

Mr. Anderson introduced the current board of trustees and the officers of the Corporation who were present, as well as Mary Albright, attorney for the Association.

Mr. Anderson and Ms. Albright summarized the changes to the Association's Code of Regulations and Bylaws adopted by the Trustees, to set the framework for committees to assume some of the authorities and responsibilities of the Association. Mr. Anderson discussed the proposed committee structure, to include an Administrative Committee, Plan Review and Grievance Committee, Landscape and Maintenance Committee, and Social Committee. Questions and discussion ensued concerning the extent of the delegation to the Committees by the Board of Trustees, the degree of authority and autonomy the Committees would have and whether the new committees would have any real power to make a difference, and issues concerning enforcement of the protective covenants.

Concerns were voiced by several of the homeowners about the perceived lack of enforcement of the covenants. Examples included travel trailers and other commercial equipment parked on the streets, lots not landscaped in a timely manner or not well-tended, and apparent lack of adherence to or enforcement of building specifications. It was also mentioned that dues were raised from \$80/year to \$100/year to provide sufficient money for a legal fund, but there appears to be a lack of legal action taken to enforce covenants. Dave noted that enforcement actions have been initiated against some homeowners who have violated covenants or failed to pay dues, including letters from counsel and filing of lawsuits, and also noted that the short deadline (10 days) in the covenants for plan review made in-depth reviews of proposed plans difficult. The dues had been lowered from \$100/year to \$80/year in 2005, but were raised back to \$100/year after the 2007 annual meeting at the request of the homeowners.

Questions were also raised about why there are still three Class A trustees and only two Class B trustees. Dave explained that the restrictive covenants provide that three of the five trustees will be appointed by the Class A member until all of the lots in the subdivision are sold, and the developer still owns 47 lots. Some homeowners voiced their displeasure with the covenants since the trustees appointed by the Class B members could be outvoted by the trustees appointed by the Class A member.

It was also mentioned that too many motorists fail to stop at signs in the neighborhood, which creates safety issues, particularly at the four-way stop signs at the intersection of River Oaks Drive and Bluejack Lane.

Following the discussion, Mr. Anderson then reviewed the Association's financial report and budget, noting the reduced lawn care and meeting expenses for the year and the increased legal fees for enforcement actions which resulted in successfully obtaining payment of dues from several delinquent homeowners.

He then declared the election of two trustees by the Class B Members of the Association to be the next item on the agenda. The floor was opened to nominations, and the following persons were nominated:

A ballot was then had; two of the homeowners acted as inspectors of the election. The election having been held, the following entry was made upon this record of proceedings by the inspectors, certifying the results of said election.

Nominee:	Votes:
Marilyn Drury	23
Frank DeVoe	19
Jared Lane	16

As a result of such election, Marilyn Drury and Frank DeVoe were elected trustees of the association, until their successors are elected and qualify.

Mr. Anderson then asked members to sign up for committees, and, there being no further business before the meeting, the same was adjourned.


President