

# River Oaks Association, Inc – Homeowners Association Annual Meeting

<b>Meeting Minutes</b>		<b>June 17, 2010</b>
<b>Call to Order</b>	Marilyn Drury, Trustee	6:12
<b>Discussion Items</b>	<b>Summary</b>	<b>Action Plan / Follow-up</b>
<b>Year in Review</b>	<p>The establishment of Committees: Administration Landscaping Social Planning, Review &amp; Compliance</p> <p>Thanks to Frank Devoe for his work setting up the committees.</p> <p>Thanks also to Scott Colangelo for his work on the River Oaks website.</p> <p>Frank Rosato reviewed the new checklist for the plan and review processes. Advised that JBA and Jobes Henderson have been contracted to review plans and setbacks.</p> <ul style="list-style-type: none"> <li>• Question from the floor Do the covenants discuss uniform color?</li> </ul> <p>Certain colors preferred but no color exceptions. Except when the material is stucco then it is to be white.</p>	<p>More Volunteers needed for committees. Signup sheets presented for volunteers.</p>
<b>Opportunity</b>	<p>Currently we have a Trustee system where Anderson Layman has 3 Trustees to the Homeowners 2. Anderson Layman ready to turn things over to the homeowners however we need more involvement. Formation of the committees was the first step but we also need a treasurer and more members to the Administrative committee to perform clerical needs.</p> <p>Marilyn introduced John Veley as our new legal counsel. Mr. Veley has previously worked as an attorney on the River Oaks covenants. His specialty is Real Estate. He has found a possible way to make changes to the current covenants of each phase, at that phases 20 year mark.</p>	

<p><b>Nominations for Board of Trustees</b></p>	<p>Kevin Oprandi - Phase 1 – nominated by Frank Devoe</p> <p>Jared Lane – Phase 1 – nominated by Kevin Oprandi</p> <p>Eric McClellan – Phase 7 – nominated by Steve Benson</p> <p>Motion to close by Jeff Crabil, second by Glenn Libby.</p> <p>Each nominee introduced themselves, giving their phase.</p> <p>Jared Lane and Eric McClellan elected as Trustees.</p>	
<p><b>Financial Report</b></p>	<p>Dave Anderson reviewed the Expense Report.</p> <p>The amount for plan submissions was reduced to \$550 from the original \$750. Homeowners who paid the \$750 were issued refunds of the difference. This difference is due to a reduction in costs for plan and site reviews. JBA charges us \$350.00 to review submitted plans and Jobs Henderson charges \$150.00 to review the site and footers. The balance is administration costs incurred by Anderson Layman.</p>	
<p><b>New Business</b></p>	<p>Marilyn reviewed what the Plan, Review and Compliance Committee does, and asked if you have issues that need addressed to please contact a member of this committee and they will review the concern and if there is a compliance issue will contact the homeowner. Homeowners should not send letters to other homeowners regarding covenants issues. The River Oaks website has the covenants for each phase.</p> <p>Kevin Oprandi asked why after Frank Devoe resigned we did not have a meeting to elect his replacement. Marilyn replied that some people had been asked if they would consider running for the position they said “no.” For this reason, it was decided not to incur the cost of a special meeting but rather wait until June. Attorney John Veley reviewed the By Laws and determined that there was no violation. Glenn Libby asked if we could have an alternate, for example since Kevin Oprandi was not elected he could serve as alternate in case a newly elected trustee resigns.</p>	<p>John Veley will review covenants but at this time did not believe we could have an alternate. Would need a special meeting. A trustee cannot be appointed.</p>

Glenn Libby complimented the Social Committee on the garage sale.

River Oaks Drive resident reminded residents to watch the speed limit especially this time of year

with the kids out playing. Also a reminder to stop at the stop sign.

Eric McClellan asked for each Committee to give an overview of time commitment and duties.

Jane Krueger discussed the Social Committee. They organize community events. Last Christmas they organized an Ornament Exchange and had 25 to 30 in attendance. A Block party was planned but had to be cancelled. It may possibly be rescheduled for September. They also organize the yard sale and will continue to have it the second weekend in June. This committee meets three to four times a year as needed.

Doug Krueger discussed the Landscape and Maintenance committee. They do not hold meetings but mainly discuss changes over the phone. This committee is responsible for the mowing of the common area. The lawn contract is currently with Newlons. It was asked if the front common area was treated for weeds. This is something that is being worked out. The Landscape and Maintenance Committee keeps the front flower bed by the River Oaks sign weeded and landscaped. Doug suggested that weed killer be used at the curbs and to keep the cut grass blown from the curbs. They also are responsible for the lights on the entrance sign, and if anyone notices the lights out he asked they contact him.

This led to a discussion of the street lights. Jeff Crabill has been in contact with Energy Cooperative who owns the light poles. They are checking on the warranty of the poles and have requested Energy Cooperative at least paint the poles.

Marilyn Drury discussed the Administrative committee. Tasks such as filing, taking minutes at meetings and keeping track of dues and sending notices. The Treasurer activities also fall into this committee. Minutes for this year's meeting are being taken by Misti Benson and will be posted to the River Oaks website for all to review.

Marilyn Drury also reviewed the Planning Review and Compliance committee. This committee is to review new submitted home plans within the timeframe allowed. They also review covenants violations and verify they are a true violation. This

Follow up with Energy Cooperative regarding the street light poles and if there is a warranty.

committee meets the second Tuesday of each month.

Frank Devoe then wanted to Thank Frank Rosato for all of his hard work and dedication to the Association. He also knows the three nominees for Trustee and they are all great men. He reviewed his time serving as Trustee and asked each homeowner to make sure they are compliant with the covenants because it is uncomfortable to approach a neighbor regarding a violation. These committees take a lot of work and this work should be shared by the homeowners.

Question from the floor if we are ok holding elections when there may only be a representation of 20% of the homeowners in attendance to vote? This is ok as all homeowners were notified of the meeting.

One homeowner asked about manhole covers/vent pipe for sewer that is now sticking up in his yard, Dave Anderson asked that he call him directly so he can check on this.

Kevin Brinz wanted to bring to everyone's attention that his home was broke into last Sunday, while they were sleeping.

Thanks to Jeff Crabill for getting the chairs for the meeting.

The meeting was adjourned at 7:50 p.m.