

Date: June 9, 2022

Meeting Type: River Oaks Association Annual Meeting

Location: Davis Shai House, 301 Central Parkway, Heath, OH 43056

Welcome: Marilyn Drury, Trustee President

Meeting started at 7:00pm

Thanked everyone for coming and noted that there was a quiz on the tables with River Oaks information. Work as a group to complete it. Answers will be given at the end of the meeting.

Thank you to Jane Krueger and Sue DeVoe, Social Committee, for organizing. Thank you to Denise Swartz, Davis-Shai House, for hosting.

Introduced Trustees: Rick Smith, Trustee Treasurer and Kevin Bruns, Trustee VP & Secretary

Introduce Niki Gloder – Representative from Associa, Management Company

Thank you to the Plan Review and Compliance Committee members for their hard work. We had a record year of plan submissions to review. Had five in one-months' time, which is what we used to get in 6 months.

Thank you to Robinson family for trustees' opportunity to meet and greet at their block party, and former trustees Jared Lane and Pat Murphy for their continued knowledge sharing and support.

Thanks to Trudi and Kevin Bruns and Kim Romine for their help cleaning up the front sign area and for Linda Hampton's sign decorating throughout the year.

Year In Review: Kevin Bruns

Transitioned from Anderson Layman to homeowners running the HOA.

Required new bank accounts, laptop, website (RiverOaksHOAHeath.com), trustee email (RiverOaksHOAHeath@gmail.com)

Accomplishments:

Assessment collections at 100%, font signs repaired and removal of dying and downed trees, retention area cleanout, by-law amendments, policy & procedure creations and improvements, new electronic procedure for plan submissions and Zoom call reviews, addressed covenant violations

Opportunities: Marilyn Drury (introduced Jenny Chacey)

Management Company hired for enforcement so trustees can concentrate on creating a stronger community. Ms. Chacey asked for homeowners to become involved in committees and better communication through Group Me app.

Ms. Drury stated that homeowner involvement will help eliminate the need to contract out additional work and keep assessment costs down.

Financial Report: Rick Smith

2021 Payables since August 2021- Prior to August accounts were managed by Dave Anderson and his staff:

Admin Total: \$2,608.57

Maintenance Total: \$9,286.37

Total Paid: \$11,894.94

2021 Aug. – Dec. Receivables:

Total received: \$2,103.28

Note: We had some expenses that were not budgeted for but had to be incurred: retention pond cleanout, front sign repair, downed tree removal, and bylaw changes

2022 Budget:

Review of proposed budget with Anderson Layman management fee and Associa management company fee.

Nominations for Trustees: Marilyn Drury

5 positions are open. 1-year term.

Nominees:

Jenny Chacey

Tommy Brunaugh

Denise Holmes

Adrian Leibas

GINNA PETERSON

Management Company Presentation: Niki Gloder, VP of Operations, Associa

New trustees can evaluate whether or not this company is needed. Associa is the number one management company in the US. They will handle enforcement issues, assessment collections, contractor bids, administrative tasks, and customer care support line.

Chad Hall will be the Associa property manager

Thank you for the opportunity.

Marilyn Drury: Board of Trustees will evaluate violations and transfer to Associa for follow up as appropriate. Associa will not be driving the neighborhood looking for violations. According to our attorneys Kaman & Cusimano, since the homeowners only took over in July 2021, we have a window of opportunity to clean up covenant violations that have not been addressed over the years. We need to address them efficiently as that window will ultimately close.

New Business: Marilyn Drury/Kevin Bruns

Mike Miller: Why are lots being cleared? Trustee: To build homes (builder is Monticello)

Will Kern: Kudos to trustees that just completed their term, comments on Group Me unnecessary

Mike Miller: Can we prohibit rentals? Trustee: Covenants would need to be modified; each phase would need to modify their covenants separately. This is something that should be considered by the incoming trustees.

Tommy Brunaugh: Thank you previous trustees. A/C unit issue in Phase 8: Shouldn't force homeowners to plant foliage around A/C when their plans have already been approved. We need changes to current covenants to remove this requirement.

Trustee: Based on landscaping at some houses it appears that some Phase 8 homeowners never installed their landscape per the approved plans. We can't pick and choose which covenants to enforce as it would impact all covenants. Spoke with some Phase 8 homeowners about paying for a covenant change (Approx. \$1,000). HOA has never paid to change a covenant to make homeowners compliant. Would not be fair to share this expense with all River Oaks homeowners.

Unknown: Will the management company handle the contracts: landscaping, etc? Trustee: Yes.

Unknown: Is the \$7,425 the actual fee for the management company?

Trustee: No. There may be other fees accumulated based on enforcement fees that are initially paid by the HOA and recouped from the out-of-compliance homeowners at a later date.

Motion to adjourn. Meeting adjourned 9:12pm

River Oaks Quiz

How much do you know about the River Oaks Homeowners Association?

Take the quiz.

1. How many homeowner trustee positions are there?
 - a. 2
 - b. 3
 - c. 5
 - d. None of the above
2. What do homeowners get for serving as trustees?
 - a. The simple reward of getting to know more of their neighbors
 - b. A sense of satisfaction for making their community better
 - c. Nothing monetary
 - d. All of the above
3. What function(s) did Anderson/Layman provide for the River Oaks Association, Inc.?
 - a. Developer
 - b. Management company
 - c. Neither
 - d. Both a and b
4. When has River Oaks had a property manager?
 - a. Never
 - b. Not until May 1, 2022
 - c. All but fiscal year 2021/2022
 - d. None of the above
5. What is the annual assessment?
 - a. A random amount determined by the trustees
 - b. An equal amount of forecasted ROA expenses shared by each lot owner (excluding developers)
 - c. Money to stuff the coffers of the association
 - d. None of the above
6. What is the new River Oaks Association website?
 - a. RiverOaksHOAHeath.com
 - b. RiverOaksHOAHeath.com
 - c. RiverOaksDevelopment.org
 - d. Both a & b
7. When were the original River Oaks Bylaws recorded?
 - a. 2021

- b. Never
- c. 1994
- d. None of the above

8. What are Bylaws?

- a. Governing guidelines that outline how an HOA operates
- b. Outline when meetings are held and membership voting rights
- c. Define number and duties of board members
- d. All of the above

9. Why were the Bylaws amended in 2022?

- a. To change quorum requirements for meetings to allow for legitimate vote for trustees etc.
- b. To remove the fractional vote reference
- c. To require that to serve as a trustee the individual must be in "good standing"
- d. All of the above

10. When must a lot owner put in a sidewalk?

- a. Only after construction of their house
- b. Never if they don't build on the site
- c. Three years after the purchase of a lot (2 years in phase 1)
- d. None of the above

Accounting Actuals Aug to Dec 2021

8/10/2021 Transfer check account to HOA			\$27,847.58		
Date	Transaction	Purpose	Payment	Deposit	Category
12/2/2021	Brandon Bowman	Website Design	300		Admin
10/9/2021	Cash- Rick Smith	Web site host charge to Cred Card	395.64		Admin
9/16/2021	Deposit	Erie Insurance Rebate		17	Admin
10/19/2021	Hull& Assoc LLC	Lot Review #162	300		Admin
12/23/2021	JBA Architects PC	Wolverton Pin survey	300		Admin
10/19/2021	Jessica Stillion	Refund Overpayment	100		Admin
10/12/2021	Kaman & Cusimano	invoice- collection letters	230		Admin
11/18/2021	Kaman & Cusimano	invoice-collection letter	115		Admin
8/16/2021	Postmaster	Stamps	55		Admin
9/21/2021	Rick Smith	Reimburse Domain Purchase to Cred Card	45.3		Admin
12/1/2021	Si Digma LLC	Accounting services	745		Admin
9/21/2021	Walmart	Office supplies- envelopes-file box	22.63		Admin
	Subtotal Admin		2608.57	17	
10/28/2021	Belcher's Tree service	Tree removal-partial pending stumps	1000		Maintenance
12/1/2021	Belcher's Tree service	Remaining payment- stumps rem	225		Maintenance
9/13/2021	Blackline Branding	Website maintenance	29		Maintenance
10/9/2021	Blackline Branding	Website maintenance	29		Maintenance
11/9/2021	Blackline Branding	Website maintenance	29		Maintenance
12/9/2021	Blackline Branding	Website maintenance	29		Maintenance
10/19/2021	Brother Masonry	Stone sign repair	2750		Maintenance
9/16/2021	Dodrill Excavating	Rention pond Clean up	3200		Maintenance
8/26/2021	Energy Coop	Electric bill	37.99		Maintenance
9/21/2021	Energy Coop	Electric bill	40.54		Maintenance
10/24/2021	Energy Coop	Electric bill	36.71		Maintenance
11/22/2021	Energy Coop	Electric Bill	39.19		Maintenance
12/23/2021	Energy Coop	Electric Bill	39.59		Maintenance
8/13/2021	Iden Design & Property Maintenanc	Lawn care bill	450.45		Maintenance
9/13/2021	Iden Design & Property Maintenanc	Lawn care bill	450.45		Maintenance
10/29/2021	Iden Design & Property Maintenanc	Mowing	450.45		Maintenance
10/9/2021	JBA Architects PC	Plan Review invoice-350 laurel In	450		Maintenance
	Subtotal Maintenance		9286.37		
11/12/2021	Chkin Int	Interest on chking		0.19	Receivable
10/24/2021	Chking Int	Interest on chking		0.21	Receivable
12/20/2021	Chking Int	Interest on chking		0.17	Receivable
9/24/2021	Deposit- Homeowner#1	Assessment		105	Receivable
10/12/2021	Deposit Homeowner#2	Assessment		80	Receivable
9/29/2021	Deposit Homeowner#3	Assessment		80	Receivable
8/30/2021	Deposit Homeowner#4	Assessment		80	Receivable
10/1/2021	Deposit Stillion Plan Review fee	Review fee- Stillion		850	Receivable
12/1/2021	Deposit- Wolverton	Review fee- Wolverton		750	Receivable
10/1/2021	Deposit- Homeowner#5	Assessment		80	Receivable
8/30/2021	Deposit-Homeowner#6	Assessment		60.71	Receivable
	Subtotal Receivable			2103.28	
	Sum Total		11894.94		
12/31/2021	Year End Account Balance			\$18,055.92	

Budget 2022 with & without Associa Management

		Jan 2022 Annual Budget		Revised April 2022 Associa Annual Budget
	Expenses	Receivable	Expenses	Receipts
Income				
Assessments	172X\$80	13440	172X\$150	25800
Interest Income		4		4
New Building Plans		3000		3000
Maintenance				
Lawn Mowing	4375		4375	
Landscaping				
Mulch	300		300	
Plants	300		300	
Tree - Stump Removal	1600		1600	
Electric Service	480		480	
Administration				
Website Development Fee (one time)	1100		1100	
Website Recurring Monthly Fee - annualized	420		420	
PO Box Rental	80		80	
Stamps	400		400	
Office Supplies	275		920 *	
Insurance	1045		1045	
Property Taxes	6		6	
Accountant	750		750	
Attorney	1200		1200	
Management Fee	3600		7425	
Plan & Review				
JBA Architects	1800		1800	
Hull Associates	1200		1200	
Annual Meeting				
Hall Rental	400		400	
Refreshments	500		500	
Committee				
Garage Sale Ad	50		50	
Ladies Ornament Party	100		100	
Total	\$19,981.00	\$16,444.00	\$24,451.00	\$28,804.00
				* 172X.95X3
				mailings &
				172 X \$2.50/
				door fee