

River Oaks Trace Property Owners Association  
Board Meeting of 12 June 2018, 1814 hours

Location: 46 River Oaks Trace

Present: Mike Marshall, Linda Landis, Donna Welch, Paul Haynie, Kayla Haynie

Absent: Kami Costello

Minutes of Meeting

1. Reading of the minutes of previous meeting was suspended; motion by Paul Haynie, seconded by Donna Welch, vote by consensus.
2. Review of Financial Report. The Trace appears to be in good shape. President Mike Marshall is to review the reserve account as to current balance.
3. Correction of drainage of rain water is progressing well; condos affected are 27, 28, and 29.
4. Professional grade battery-run hedge trimmer and pole pruner have been purchased. Mike Marshall, Philip Cypert, and Michael Ordoyne will begin trimming of hedges along Moore Street and in flower beds deep as well as cutting down of any tree limbs within reach. Hedges along the east side of the Trace will be trimmed and trained to thicken up to eventually provide a privacy hedge.
5. Condo #46 has a drainage problem at the front brick walk. Curbing will not solve problem. Steve Williams will be consulted to determine if the walk can be raised; if this is not feasible, a new walk may be installed.
6. Water flow is an ongoing concern for the Trace -- now because of drought and suspected lack of water below surface of most areas. Drought conditions are affecting trees. Mike Marshall has made a deep root watering mechanism which is being tested on the most needy trees and shrubs.
7. Rain sensors have been installed to prevent sprinkler system from watering when it is raining.
8. The east entrance was cleaned out by the owner; planting of ground cover and installation of different border to be completed when workman is available.
9. Dead shrubs at entrances to be removed and new plantings installed.
10. Some problems have arisen with Lincoln Lawn Care as to mowing schedule and spraying of dying red-tip shrubs. These issues are being addressed by Mike Marshall. LLC did repair a leak in the sprinkler system near #1.

11. Privacy fence at #47 has deteriorated. Paul Haynie made the motion to solicit estimates for either repairing or replacing the fence. Mr. Haynie volunteered to handle contacting fencing companies for bids.

12. Condo #12 has been inherited by a Mr. Jones who has been contacted by Mike Marshall about Trace policies and procedures. The realtor handling the property has also been contacted about association policies.

13. Condo #14 appears to have a problem with the foundation -- perhaps due to a tree root -- the owner will collect information concerning the problem and discuss the findings with the Board.

14. Condo #11 also has a small problem developing which will be inspected by Powerlift for an assessment.

15. Motion to adjourn was made by Linda Landis and seconded by Paul Haynie. Meeting adjourned at 1929 hours