

River Oaks Trace Property Owners Association  
Minutes of November 13, 2018

The meeting was called and members present were Kami Castillo, Linda Landis, Kayla Haynie and Donna Welch & Mike Marshall. Meeting held at home of Linda Landis, #46 @ 6:10 pm

**Old Business:**

1. #33 & #46 garage needs to be painted; Michael Ordoyne will be contacted about this job.
2. We would like to remind all Homeowners to let the Board know of any concerns regarding unsolicited contractors; all outside work is to be contracted through the association Board.

**Action items proposed (new business):**

- Michael Ordoyne will be completing work at #7 and on drive by #9
- Donna Welch will contact Lincoln Lawn to trim Russian Olives to 7'- 8'
- Mike Marshall will be creating a new password and give to Kayla Haynie for the old Financial reports on the ROTPOA website.
- Mike Marshall is and will continue to maintain website for the ROTPOA
- Mike Marshall will email Kayla Haynie the updated contact information of all Homeowners
- Kayla Haynie and Mike Marshall will meet Powerlift Wednesday, Nov 14, 2018 at #1
- Shane Lowe to check roof and attic at #2
- Steve Miller will give quote on the removal of 2 Red Tip Trees @ #36
- Steve Miller to give quote on the removal of Oak Tree @ #14, and tree removal @ #20.
- Mike Marshall and Phillip Cypert will give quote for removal of tree @ #6
- All Homeowners are encouraged to read attached information provided
- Board will distribute a list of Board members with contact info as well as a new copy of the Rules & Regs for our condo community.

**Please be aware that Kayla Haynie will receive your calls (501-278-0350) when you have a problem. If your request is complicated or requires a significant expenditure, it may require a meeting of the Board to resolve. Thank you.**

There being no other discussion or new business, the meeting was adjourned at 7:00 P.M.

River Oaks Property Owners Association  
ROTPOA

Kayla Haynie, President	501-278-0350
Kami Castillo, Secretary	870-262-7198
Linda Landis, Treasurer	501-593-8170
Donna Welch	501-230-5747

The Board meets the second Tuesday of each month at 6:15 PM. All residents are invited to attend these meetings. Please contact any Board member for the place of meeting.

Board members serve on a voluntary basis, and any owner is welcome to volunteer to serve on the Board.

Board members welcome input from owners and are pleased to discuss any issue involving our Trace community.

River Oaks Trace Property Owners Association (ROTPOA)  
General Rules and Regulations

The following have been adopted/approved by meetings of the members of the association. Please observe the Golden Rule in all matters.

1. Behavior: Avoid activity that is or may be an annoyance or nuisance.
2. Decks/patios: Uncluttered, clean and sanitary.
3. Driveways: Clear of papers, circulars, rocks, debris, oil spots.
4. Electrical: Owner bears sole responsibility.
5. Fees:
  - a. Owners pay on first of the month to Miller & Rose CPAs, 1309 E. Race, Searcy; automatic deposit highly recommended.
  - b. Late fee of \$15 imposed per month on the 10th of the month.
6. Flowerbeds:
  - a. Maintained by owners.
  - b. Beds should be kept neat and be surrounded by metal or stone borders.
  - c. Any member needing assistance in this maintenance will be provided names & contact information of recommended gardeners.
  - d. Any member failing to properly maintain beds may be notified by the Board of this failure, and the Board may have beds maintained at the owner's/member's expense.
  - e. Any plant trimmings or cuttings should be deposited in the right side of the association bin located at the east entrance to the Trace.
7. Garbage:
  - a. Normal household garbage is picked up on Wednesday morning.
  - b. Set out container the night before or day of pick up & put away same day.
  - c. Recycle containers picked up on Friday mornings; please put away same day.
  - d. Trash (non-plant): Place in the left side of association collection bin at east entrance or call Sanitation Dept. (279-1000) for large trash removal.
8. Heating and cooling: Owner bears sole responsibility.

9. Lawns:

- a. Keep lawn clean of trash, litter, newspapers, etc.
- b. Keep lawn free of any item -- furniture, hoses, bicycles -- that inhibits or

prevents mowing and/or makes the area look unkempt.

10. Painting: Exterior painting is handled by the association. Any desire for change of color must be approved by the Board.

11. Parking:

- a. No parking on the grass.
- b. No long-term parking for disabled or unused vehicles.
- c. Park in one's own driveway or use overflow parking areas, being sure to take

up only one space.

d. Only temporary parking in streets, please. Ask guests to use overflow parking areas if possible.

12. Pets:

- a. No potentially dangerous or persistently noisy pets.
- b. Pets, when not on leash, should be inside fence, but not tied outside.
- c. Owner responsible for timely cleaning up after pet on own property. Owner

responsible for immediate cleaning up when on association general grounds.

13. Plumbing: Owner bears sole responsibility.

14. Prohibited items: (These should be kept from general view and use must be approved by the Board.) Hot tubs, swimming pools, window air-conditioners, basketball goals, yard swings, gym or play sets, satellite dishes or roof antennas, trailers or campers, travel and/or utility equipment.

15. Repairs: Call a Board member to make your need known, and he/she will work with you to get it put on the schedule.

16. Traffic: 15 mph speed limit.

17. Vegetable gardens: Screened from public view.

18. Fences: All new or replaced fences must be approved by the Board and should be of vinyl or metal and maintenance-free.

19. Garage sales and signs: Observe city ordinance concerning garage sales; please remove all signs when sale is over.