

River Oaks Trace Property Owners Association
Minutes of Board Meeting, June 11, 2019

The meeting was called to order @ 1815. Members present were Kami Castillo, Linda Landis, Kayla Haynie. Meeting held at Kami Castillo's home @ 6:15 pm.

* May 2019 Financial Report was reviewed. [On June 13, Mrs. Haynie met with our account manager at Miller and Rose to discuss the Trace accounts in an effort to clarify the bookkeeping and to better understand our budgeting process.]

* Lawn care bids are currently being received as our Lincoln Lawn Contract has been extended to July 1, 2019. The proposed bid by LLC for the coming two-year contract contained a 37.9% increase; therefore, the Board chose to solicit bids from other lawn contractors. If the Trace finds no reasonable alternative to paying \$2930.00 a month year-round for lawn care, we will have to "tighten our belts" considerably and make some (more) tough decisions.

* Three bids for drainage work alongside condos 27/28, 30/31, 33/34, and 48/49 have been received (out of five requested). Cost for doing all of the suggested work at this time is prohibitive. Subsequently, the Board accepted the bid from Rod Smith for work to alleviate the destruction from drainage on the north side of #27. After this work is done and we have a couple of good rains, the Board will review the situation and decide on a "step-by-step" plan for the other areas. Motion to accept the bid was made by Kayla Haynie; seconded by Linda Landis.

* Kayla Haynie will contact Mark Lane, City Engineer, to speak with him regarding possible placement of a drainage ditch between The Trace and The Commons. Part of the drainage problem for those condos along the east side of the Trace is their low setting and the lack of a place for water to drain.

* A motion was made by Kayla Haynie and seconded by Linda Landis to acquire legal clarity as to the ROTPOA's liability for Condo damage caused by the "elements."

* A motion was made by Kayla Haynie and seconded by Kami Castillo to bring on a Maintenance Technician to work for the Trace. We have voted on Mike Ordoyne and will be discussing a monthly fee which will basically be a retainer so that we

have direct access to a handyman for work at the Trace. The time and turmoil associated with finding reliable workmen to attend to the needs we have in our community are exhausting. If the budget will allow, the Board proposes to offer Mr. Ordoyne a retainer so that the Trace has "first dibs" on his time and talent. He can also keep a constant eye on cleaning out gutters, peeling paint, fading shutters, splintered or broken wood and a host of other issues. The Board will notify the owners if and when such an agreement is reached.

* The Board decided to establish membership with LegalAdvisor at \$15.00/month for standard legal advice. This will be much quicker than using a local attorney for small but important matters. LegalAdvisor provides a number of services. It was a unanimous vote.

New Business:

* Exterior electrical outlets on all condos are to be tested to make sure they are in working order.

* Curbing at #46-#52 will be reviewed. There is water overflow during heavy raining seasons.

There being no other discussion or new business, the meeting was adjourned at 7:45 P.M, motioned by Kayla Haynie; seconded by Linda Landis.

Following is a record of most of the work done since the Board's last meeting:

1. Grading and installation of sod south of #36 finally completed. The work suffered several delays due to recurrent rain which hampered cutting of sod.
2. Miller Tree Service removed a large Bradford pear in front of 27 & 28 and a dying tree in back of #46; trimmed limbs from several trees located between condos 19/20/21 and 24/25/26. Steve Reeves of #26 alerted us to a large limb which had partially fallen out of a tree in front of his house; it was also taken out.
3. #30. Repair and painting of front porch & front door; replacement of 12 shutters; remodeling of deck cover above the bay window where water is gushing down the window (a small piece of guttering to be installed); gutters cleaned; front of condo power washed.

4. All roofs inspected; flashing added, sealant applied, protruding nails fixed. Follow-up due on one roof thought to have storm damage.
5. #31. Cleaning and painting of front porch and front door
6. #2. Work on the roof; cleaning out of area around dryer vent exit and monitoring of continued leaking inside the condo; re-working of exit point for two French drains recently installed; bricks at entrance to entryway re-worked.
7. #23. Ornamental cherry tree planted to replace a dead tree which was removed.
8. Russian olive shrubs planted along Moore Street at west entrance.
9. #22-A and #29. Lincoln Lawn Care has been notified of holes in siding due to rocks being thrown from the mowers. They are in process of repairing.
10. #12. Metal window trim and gate support board both painted.
11. Lincoln Lawn Care notified of several sprinkler heads not working properly. All sprinklers were checked and adjusted.
12. After receiving several bids for installation of two flowerbeds at the east entrance to the Trace and being stunned at the cost -- the Board decided to return those areas "to Nature" for the time being until we have sufficient excess in our budget to justify a beautification project.
15. #14. Removal of wooden porch rails and posts and installation of fiberglass posts.
16. New resident! Condo #22 has a new owner, Maxine Whitehead. We welcome her to our community!

ADDENDUM:

The Board met on Monday evening, June 17, at #34-B to consider lawn maintenance proposals and voted to accept the bid from Lincoln Lawn Care. The

majority of Board members felt that LLC has done a good job maintaining the beautiful lawns in our community, and, although cost is going up, LLC has consistently provided good service and is worthy of our continued association. The Board also reviewed the budget and decided we can operate for the present without a rise in condo fees. The hiring of a Maintenance Technician will be a cost saver and will provide a consistency of maintenance and repair in the Trace that should be of value to all owners.

Gentle Reminder

NO trees or shrubs or plants of any kind are to be planted in General Common Ground (ground not in your flowerbed) without an "okay" from the Board. Such plantings cost the Trace in both future problems and even current problems. Lawn care workers have to edge and mow around every obstruction we plant. Shaded areas too often mean "no grass." Please be aware of community needs and costs. Thanks!

Please be aware that Kayla Haynie will receive your calls at 501-278-0350 or email at khaynie@harding.edu 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.