

River Oaks Trace Property Owners Association
Minutes of the Board Meeting
14 January 2020

The Board met on Tuesday evening, January 14, at the home of Donna Welch, member; also attending were Kami Castillo, Kayla Haynie, and Linda Landis. The meeting was called to order at 6:15 PM.

1. First on the agenda was an update on the work done at #1. JWJohnson Company had replaced the drain pump which had been disabled due to vandalism. The company returned after the New Year holiday to add topsoil and sod along the north side of the unit. It will take several additional months for the slab to dry out before seepage problems in #2 will cease. The Association will then begin interior repairs on units #1 and #2 which have sustained damage.
2. The porch and walkway on unit #36 need to be leveled. Two companies have made bids for the work. Once a bid is accepted, hopefully work will begin the first of February.
3. The Board also discussed the replacement of the garage door of #23; prices have been checked from four companies.
4. The Board has voted to request bids for bookkeeping services for the upcoming fiscal year which begins August 1, 2020.
5. Member Donna Welch noted that we have numerous units which need power washing. This work will begin as soon as warmer weather arrives. There is currently no charge for this service since our handyman, Mike Ordoyne, has his own equipment for this work.
6. The owner of #46 reported that she has had another theft at her condo. Owners are encouraged to be certain all valued items are secure or out of sight. A police report was made. Any suspicious activity should be reported immediately to the Searcy Police Department.
7. Following is a list of most of the work done since our last meeting:
 - a. #22, new doorbell installed
 - b. #7, water drainage work around the air conditioning unit and along the south side of the garage
 - c. #20, inside ceiling painted because of water leak
 - d. #30, repair and cleaning of gutter on east side
 - e. #1, replacement of a rotten post on front porch
 - f. #23, repair of leak in roof
 - g. #18, repair of electrical outlets outside and replacement of light fixture on deck
 - h. #12, inspection of attic for evidence of a water leak; no leak found