

River Oaks Trace Property Owners Association
Minutes of the Board Meeting
18 February 2020

The Board met Tuesday evening, 18 February 2020, at the home of Board member Donna Welch (#14); others in attendance were Kami Castillo, Linda Landis, and Kayla Haynie. The meeting began at 6:15 pm.

1. The first issue on the agenda was a report on our search for a new accounting firm to handle the business of the Trace. Letters soliciting bids were sent to five local firms on 20 January 2020. To date, two bids have been received via mail, and another firm has spoken by phone with your president but has not made a bid. The decision on the point will be carried over for at least two more months.
2. No financial reports have been received from Miller & Rose for the months of December 2019 and January 2020. As of 3:00 pm on Tuesday, 18 February 2020, our bank balance was \$20,804.85.
3. Replacement of a garage door at #23 was approved pending agreement by the owner; the old garage door will then be "recycled" and installed in another condo.
4. The attempt to level the porch at #36 failed. Foundation Repair of Arkansas, the contractor, has ordered a denser quality of foam to use and has suggested addition of piers under the porch. The Board is awaiting a written, detailed explanation of such proposed work before deciding on whether to agree or seek another company for the work. No money has been paid to Foundation Repair of Arkansas.
5. Shifting and cracking have occurred in a back room of #8. Inspection by JW Johnson Construction company revealed that no support beams were present under the room which, at some time in the past, had been built on top of a deck. The unusually heavy rains have apparently softened the soil to the point that the deck/foundation is slipping. Other issues are present with the construction. The Association is seeking other opinions and bids on repair of the area. Guttering will

also be installed on the front and back of the unit to help alleviate some of the water problem.

6. A trimming and pruning effort is underway in the Trace on all shrubs and trees which are not in bordered flowerbeds -- as well as a few crepe myrtles which are in beds but are growing into trees! Owners are reminded that the Trace has an ongoing issue with water damage to foundations as well as trees which have been planted in beds close to foundations and causing problems. Foundation repair is very, very expensive. All owners are asked to be responsible in cleaning out beds and keeping an eye on trees close to units. Please report any current or possible offending trees/shrubs to your Board. Also, shrubs need to be kept trimmed and away from siding!!

7. The Board also discussed long-term solutions to water problems plaguing a number of condos. #49 is virtually an "island in the sea" during a heavy rain, and just about every drop that falls in the Trace will end up somewhere close to #49, #51 and #52. Finding the funds needed to accomplish large-scale work is our problem. Your president spoke with Adam Whitlow of Whitlow Engineering and received the names of two reputable (and maybe not too expensive) consultants.

8. Our Annual Meeting is scheduled for Monday, 13 April 2020, at the Hubach Center at Unity Hospital. Please begin to make your plans to come. This meeting is for every owner! The Board and your neighbors need input and discussion about our community. As soon as an agenda is drawn up, a copy will be sent to each owner. If you need a ride that evening, please call any of your Board members and a ride will be arranged.

9. Members are also invited to become part of the Board of Directors and/or to come to any meeting.

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