

## River Oaks Trace Property Owners Association

1309 East Race Avenue, Searcy, AR 72143

Minutes of Board Meeting of April 21, 2020

The Board met at #14 on the deck as we observed social distancing. All members were in attendance (Kami Castillo, Kayla Haynie, Linda Landis, and Donna Welch). The meeting began at 6:15 pm and dismissed at 7:30 pm.

1. Bank balance of the Association on today's date was \$14,702.65.
2. The president presented updates on major works in progress and completed around the Trace.
  - a. #8, completion of leveling of condo, installation of a French drain, reinstallation of insulation under condo and installation of wire mesh to keep insulation in and wildlife out, and installation of guttering on front and back to alleviate drainage issues.
  - b. #36, a new porch is almost completed, replacing the old one which was out-of-level and damaged in a first attempt to level the porch.
  - c. #23, a professional painter has agreed to paint the garage door.
  - d. #29, as of the date of this meeting, two possums have been trapped and more are apparently still causing a ruckus at #29. Attempts to trap the remaining offenders are still underway. [Our next challenge is to trap a herd of cats which seems to enjoy the porches at #29, #34-B and #46.] Also, the air conditioner pad is being repaired to correct damage from water drainage eroding the soil under the pad.
  - e. #34-B, in addition to a cat roosting on the front porch, a squirrel has taken up residence in the attic. Attempts are in progress to evict this non-paying resident.
  - f. #47, problems have been discovered in the support beams for the trusses holding up the roof. The Board has received one bid so far for repair and will seek others.
  - g. #1 and #2, the Board has not received word of any more problems at these condos since repairs were made late last fall. This summer PowerLift will return to measure levels inside the homes, and if all is well, repairs will begin inside each unit.
  - h. #46 and #47, both owners have requested new fences to replace wooden ones which are badly deteriorated. The Association pays 1/2 and the owner pays 1/2 for replacement fencing. When bids are

submitted and the money is available, the Association will replace both fences.

3. As the above items illustrate -- and these are only our major expenses -- the costs of maintaining the 46 units in the Trace are ever present and ever increasing. Nothing gets cheaper. We have an aging infrastructure, problems with the original construction of many units, water/drainage problems, and the challenge of finding qualified and competent contractors to do the work we need. The Board discussed these issues at length.
4. The Board decided to continue with both Miller & Rose accounting firm and Lincoln Lawn Care for the coming fiscal year. Although last year saw a rocky start with Lincoln Lawn Care, the service they are now providing is very good. When our national emergency has ended and there is some stability back into our economy, the Board will pursue decisions on both of these services for fiscal year 2021-2022.
5. Finally, the Board discussed the problems associated with handyman service. We are in the process of re-evaluating our current employee.

Owners are reminded that you are responsible for your flowerbeds. They need to be kept clean and trimmed. No trees or over-large shrubs are to be planted. No trees or shrubs or flowers are to be planted anywhere except in your own flowerbed -- not in the common ground areas.

Please feel free to call your president or any of your Board members with any comments or concerns. Every owner is welcome to attend a Board meeting. If you would like to do so, please call Kayla Haynie 501-278-0350 for a date of the next meeting. With social distancing in place, our meetings will be limited to open outdoor spaces.

If you have an email address and have not sent it to the president (khaynie@harding.edu) please do so. The Association can save postage money by emailing instead of using the USPS in many instances.