

River Oaks Trace Property Owners Association
Minutes of the Board Meeting, 23 June 2020

Those in attendance: Kami Castillo, Linda Landis, Donna Welch, Kayla Haynie
Meeting was held at 14 River Oaks Trace.

1. Rod Smith met with the Board to submit a proposal for securing a position as plant manager for the Trace. Mr. Smith spoke briefly, submitted a written proposal, and answered questions from Board members. The Board agreed to discuss his proposal and give an answer at a later date.

2. Owners of #6 have petitioned the Board for a reduction in monthly fees. The unit has been for sale for 2 1/2 years, and the owners and the real estate agent submit that the major reason the home has not sold is the fee cost. Unit #6 is the largest in the Trace. The Board decided that such a reduction would not be fair to other owners within the Trace and thus refused to lower the fee.

3. Discussion of #6 led to further discussion concerning fee assessments. Some Board members feel that all fees need to be examined for accuracy. There exist discrepancies in the square footage listed on Trace documents as compared to square footage listed on White County tax documents and/or real estate listings when a unit is up for sale. The president has received copies from the White County Tax Assessor of the Residential Property Card for each of our units. However, the Tax Assessor admitted to Mrs. Haynie that the cards are not necessarily accurate. Some owners and/or contractors apparently do not inform the Tax Assessor when remodeling adds heated/cooled square footage to a home.
The Board is ongoing with discussion of how to obtain accurate statements of square footage for each unit. When a plan of action is settled upon, all owners will be informed.

4. Linda Landis updated the Board on the condition of the Russian olive shrubs on the east, south, and north sides of the Trace. Samples of some diseased leaves were submitted to the White County Extension Office; a root sample was taken this week by the Arkansas Forestry Commission, and the Board awaits word as to exactly what the problem is. Our hope is that some treatment may save them.

5. Kami Castillo made a motion to end the meeting; Linda Landis seconded. Meeting was adjourned at 7:30 pm.

REMINDERS:

Owners are encouraged to relay any comments or needs concerning Trace business to the Board. We work for you as well as ourselves and always appreciate your input as long as it is delivered in a respectful manner. There is much to be done to properly maintain 46 homes. Finding qualified people to do the work is a monumental task. Your president keeps a dated, running list of requests from owners, and the Board tries to respond to each request as soon as it is economically feasible, and when we can find someone talented enough to do the work. If you have requested work and haven't heard from the president, please feel free to contact her (501-278-0350; khaynie@harding.edu).

Let's all keep an eye on our flowerbeds, too. They need to be maintained and kept clean and attractive. Curb Appeal!

Hopefully, if and when the pandemic reduces, we will be able to hold our 2020 Annual Meeting.

Kayla Haynie, President 501-278-0350

Kami Castillo, Secretary 870-262-7198

Linda Landis, Treasurer 501-593-8170

Donna Welch, liaison to Lincoln Lawn Care 501-230-5747

Your Board encourages anyone interested in the business of the Trace and willing to help to consider volunteering to be on the Board. Just contact one of the current members.