

River Oaks Trace Association of Condominium Owners, Inc.
dba River Oaks Trace Property Owners Association
1309 East Race, Searcy, AR 72143

Minutes of the Board Meeting
23 July 2020

The meeting was held on the deck at 14 River Oaks Trace where members observed social distancing; meeting began at 6:30 pm and dismissed at 7:45 pm. All Board members were present (Donna Welch, Linda Landis, Kami Castillo, Kayla Haynie).

1. Continuing efforts to keep the sprinkler system working efficiently were discussed. Lincoln Lawn Care is responsible for "irrigation system turn on and winterization of the backflow device (RPZ). Repairs billed separately. Monthly monitoring and adjusting as needed for sprinkler system during April to Oct." Unfortunately, once a month monitoring is not often enough. In most places, our lawn looks just beautiful right now. A few places seem struggling to survive. Mrs. Donna Welch is our liaison with Lincoln Lawn Care, and Donna tries her best to keep LLC on track with their obligations. If you note that sprinklers around your home are not working -- and are sure they aren't -- please contact Mrs. Welch at 501-230-5747.

2. The porch at #36 which was replaced this year is an eyesore. The job was very poorly done. The Board has discussed the problem with the company who built the porch, but it was unwilling to do anything about the mess. (Needless to say, we will never use Integrity Roofing and More, Jacksonville, AR, again for anything.) Efforts are underway to find a contractor who can either do some cosmetic work to make it acceptable or remove the porch and build another.

3. The owners of #6 have again contacted the Board asking for some relief from the fee amount charged. The unit has been for sale for about two years. The unit is the largest one in the Trace and carries the largest fee. While the Board is sympathetic to the owner's frustration in not being able to sell the unit, the Board feels it would not be fair to all owners to reduce the fee on one unit. This would set a dangerous precedent. If any other owners have ideas or advice to offer to

the owners of #6, please feel free to funnel them through your president, Kayla Haynie, at 501-278-0350 or khaynie@harding.edu.

4. Our Russian olive shrubs which border the south and east sides of the Trace have been diagnosed with Crown Gall, a disease which attacks the roots. You may have observed the change of color on some leaves on certain shrubs. The University of Arkansas Division of Agriculture and the Arkansas Forestry Commission have both been consulted in this diagnosis. A call has been made to Nathan Hopkins, landscaper, for his views on whether anything can be done to treat the shrubs, but he has not yet responded. According to the Division of Agriculture, there is no treatment. The Board is still pursuing alternatives to having to remove the shrubs and will leave them as is for the present.

5. Our final point of discussion was the decades-old problem of the heaving slab at #1. Mark Lane, Searcy City Engineer, met with some Board members on July 13 and suggested we contact Johnny Brock. Mr. Brock is a native of White County and has been in business for decades in our county. He met with Board on Friday, July 17, and gave his assessment: some of the soil in the area of the unit contains clay which expands and contracts with water or the lack of it; water needs to be kept away from the foundation; French drains installed in the past were too small to handle the water and not deep enough; he advises grading the land north of #1, installing a swale to catch the water coming from the north, and then installing a 6" French drain that works on gravity and extends from north side of the unit, then turns south across the front of units 1-5, and then turns south west in front of #5 and heads to River Oaks Blvd. Mr. Lane has said there is no problem with the water discharging onto the Boulevard. This process will be costly. The Board decided to think and pray about our decision until Monday, July 27, when we will decide. (None of this work is covered by our Trace insurance.)

As always, your Board appreciates your support and solicits your comments and ideas. We are all in this together.

Financial Reports are available upon request.