

River Oaks Trace Property Owners Association Minutes of Board Meeting on 23 February 2021

The meeting was held at the home of member Donna Welch #15. All board members were present: Kami Castillo, Linda Landis, Donna Welch, Kayla Haynie.

Several months have passed since the Board was able to have an "official, in-person" meeting. Social distancing and wearing of masks were observed, and the Board was able to more easily discuss the business of the Trace.

Our meeting began with a brief look at our bank balance, \$13908.90 as of 5:00 pm on 23 February 2021. The latest financial report was not available due to computer issues, but now those issues are resolved; if anyone would like a copy, please inform your president and she will send one to you.

An updated list of all owners and their contact information was distributed to Board members. Our newest residents are Max and Betty Bostian who have bought #6 at the top of the hill. You'll see Max walking the dog . . .

A damage report from last week's winter storm was given. To our knowledge, only two units had problems: #28 had a burst water pipe, and #34-A had melting snow leak through the roof. The Trace was fortunate not to have further damage, and other than having to stay inside for several days, we all seem to have managed well.

The president also passed to each Board member an updated list on maintenance and repair issues which have been reported/requested. Each request logged in by date so that the Association can try to get to the work in the order requested. Of course, this doesn't work perfectly, as both funds, finding the right contractor, etc. have a direct influence on what we can accomplish. At present we have 17 requests lined up as well as 6 other items that need to be taken care of as a matter of being proactive and trying to keep ahead of potential worsening problems. Several of the upcoming projects will be expensive but need to be done. The Board encourages owners to feel free to contact them whenever they have any question about the work they have requested. We are all in this together!

The Board next moved to the major expense faced by the Trace -- lawn maintenance. The Association pays more than \$40,000 yearly for this service, and it consumes a major part of our budget. Lincoln Lawn Care does a good job, and we now have a good working relationship with them. However, the cost is a burden to us; the Board decided we would meet with LLC and discuss ways in which we can lower their fees. Philip Cypert and Mike Marshall have the equipment and the muscles to take care of most of our shrubs and small trees. They have and will continue to save the Association big bucks with their volunteer work around the Trace. We appreciate what they do.

With spring coming (eventually . . .) we need to all be reminded that flowerbeds are the responsibility of the owner. All beds need to be kept neat and tended. If you are unable to do the work yourself, the Board will help find someone to do it for you. Remember: no trees or tree-size shrubs are to be planted in those flowerbeds.

The Board discussed at length the need for cost-cutting measures to help us avoid an increase in fees. We are working on such a proposal which we will then submit to each owner for a yes/no vote.

Finally, the Board plans to have our Annual Meeting outside this year! Last year the pandemic prevented our meeting, so this year we thought we would just meet outside when the weather is warm enough, and we can still practice social distancing. The tentative date is May 11. More details will come as time draws nearer.

One last thing: the "caught animal" count is 9 cats, 4 possums, 1 raccoon, and 2 skunks. The Wild Life in River Oaks Trace!!

The Board:

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