

River Oaks Trace Property Owners Association
Minutes of the Board Meeting, 7 September 2021

The Board meeting commenced at 6:30 pm at 14 River Oaks Trace; the meeting adjourned at 8:00 pm. All Board members were present.

1. The Board noted the recent passing of Earnesteen Meachum, a former Board member. A sympathy card was signed and will be sent to the family.
2. The Board was given the new email address of Sandra Jones who handles our banking account at Blansett CPA now: sandra@blansettcpa.com. Office phone number is 501-278-4393.
3. Mr. Curtis Williams CPA had inquired about taking over the ROTPOA account. Just before the pandemic was declared in 2020, the Board sought bids for our accounting services from numerous firms in Searcy; Mr. Williams was one of those who submitted a proposal. However, with the turmoil associated with the pandemic, the Board voted to hold off on changing accountants. At the meeting on the seventh, the Board asked the president to inquire whether Mr. Williams's proposed cost for services was the same as contained in his proposal for last year. When that sum is obtained, the Board will reconsider.
4. Michael Ordoyne, who worked as a handyman in the Trace at one time, recently repaid the Trace \$800.00 in salary paid for work which was not done.
5. Discussion then centered on bids which have been received for work on several large projects in the Trace.
 - a. The bid for repairs at #1 was accepted and work will begin as soon as possible. When the work is completed, the owner of #1 has agreed to end his litigation against the Association.
 - b. The bid for repair and replacement of posts and rails at numerous condos (8 as of this report) was deemed too expensive and was rejected by the Board. We will now seek other bids and hope to be able to get this work done soon. Some of the rails and columns are a safety hazard.
 - c. Bids for repair of the brick porch at #21 and the sidewalk pad at #36 were also rejected; the prices quoted seem fair, but the Association does not have the funds at this time. The two items do not present safety hazards and will need to be completed after the work in items a. and b. is completed.
6. Next the Board discussed the procedure (as outlined in the Master Deed) for conducting a Special Meeting for the nomination and election of Board members. Each owner will be receiving a packet of information within the next few days.
7. The idea of selling the vacant lot next to #11 was considered. The Board decided not to pursue such action at this time but did discuss perhaps putting some cement tables in the area to create an outdoor activity space. No action was taken on this idea.