

Ransom Oaks Community Corporation Meeting Minutes

September 20, 2021

A **motion** to begin the ROCC September Board meeting was made by Chris Kausner at 6:43pm. Motion 2nd by Yolanda Minichello, carried by all. Meeting held at Ransom Oaks Facility Building with one resident present.

Directors and Staff (P=Present; A=Absent; L=Late; E=Early Departure)

Chris Bogdan	L	Jenifer Rehac	A	Logiq MGMT Team	P
Bill Klein	A	Chris Kausner	P	Yolanda Minichello	P
Jennifer Stewart	P	Brian Carpenter	A	Michelle McCormick	P
				Peggy DeGlopper	P

Motion by Peggy to approve August meeting minutes. Jen S. second, motion carried by all.

Resident Inquiry regarding residents on 2 streets close to Dodge/Old Oak Post that installed fences and one shed. Resident asks what the process is for stopping these violations or handling them once they have occurred. Process explained to resident and Board agreed to follow up with the Architectural Committee to see that the violations be addressed.

Finances

As of 8/31/2021, the checking account balance was \$242,623.31 and total assets \$313,676.93. 2-6 liens will be filed. Management will finalize.

Motion by Jen S., Chris B second, passed by all to approve transfer to Reserve account in the amount of \$90,000.00 (\$50k for 2020, \$40k for 2021).

Resident requesting financial controls via letter to CPA. Lawyer is aware that all requested paperwork has been sent to resident via certified mail. Board will hold any action unless further inquiry by resident.

General

- Legal spend to date is \$14,940.00 on town re-zoning of Ruby Lane. Decision made to hold on lawyer user until needed. Process has been slow and ROCC may not need to use lawyer

until 2022. Verbal agreement holds to assess situation each month to vote on need and approve expense.

Facilities

- Pools closed (EW lines winterized, new cover should be in next week)
 - Will winterize buildings in next month
 - Will cover GW furniture
- RO sand filter fixed (2 laterals were broken)
- RO tennis fence and EW gate fixed
- Entrance signs completed

Architectural

- Drainage project – working with vendor to complete the sewer pipe repair on behalf of residents on Pinehurst, Oakcliff, Glen Oak and Ransom Oaks. Vendor assessing whether or not trees need to be removed before excavation. Residents will be billed equal amount when project complete.

Annual Meeting October 4th – PLAN MEETING

- Discuss agenda, speakers, projects for next year
- Mailboxes / concrete at RO, paint clubhouses, GW electrical, saving year, tree maintenance, landscaping circles, semi-annual assessment collection option.
- Management to evaluate budget and present at next meeting so Board can make a decision on assessment increase.

Motion to end meeting at 7:51pm made by Chris Bogdan, second by Peggy DeGlopper, motion carried by all.

Board Meeting Calendar

Monday October 4th ANNUAL MEETING

Monday November 15th

Monday December 13th

No January Meeting