

ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

Monday, August 18, 2025 (Clubhouse)

Call to Order: The meeting was called to order by President, Tricia Bednarski at 6.00 p.m. and Roll Call completed quorum available.

Notice of Meeting: The meeting was posted at the Clubhouse by Kathy Robshaw on Saturday, August 16, 2025. . Present: Tricia Bednarski, Kathy Robshaw, Pam Anderson, Joyce Carlsen. David Forte and Ron Doran via Zoom. Sarah was present from Greenacres via zoom (NB. 27 Residents attended this meeting, 3 additional via zoom)

The Reading of the Minutes from June 25, 2025, was waived.

Reports:

President: Tricia shared that she and our Treasurer had spent an inordinate amount of time to get accounts straight. She alerted residents to allow at least 10 days for mail in checks to be processed. The Pool tables and umbrellas had been completed and thanked Bob and Terry Wollshchlager, Chris and Kathy Robshaw and Dan and Liz Cheverie for all their assistance with the pool furnishings. Dave Forte for help with signs being created and Brenda and Holland Wright for affixing the signs. Residents were reminded to please close umbrellas. Keys are available for pool/back gate and clubhouse if needed at a cost of \$10.00. Back Gate should not be slammed, please shut. She informed Residents that new landscapers started 4 weeks ago and allow them time to settle in and advised on their plans for bush trimming which will take place in the fall, as dictated by the plants. Trees had been trimmed.

Vice President – None

Treasurers Report: Ron confirmed that our delinquent accounts were being cleared, overages on several items sometimes caused by timing of invoices, etc.

Management Report: Fire Extinguishers have been updated. Be patient with new landscapers, trees had been trimmed and the concrete pad and work done on 1403 was less than satisfactory and she'd be taking this up with the contractor. She indicated that the ACH Surcharge being applied to payments made this way was due to the software company's charging Greenacre, not a charge they would typically render. You can avoid the fee by mailing a check (put your account number on your check) or using the bill pay feature from your bank account. This fee will go into effect in October. Sarah informed us that she does walk our community twice a month to keep an eye on activities.

TOC: New resident at 504 Mindy was at the meeting and 502 had new ownership.

Unfinished Business:

ARC Requests:

1406 Garage Door was approved.

908 Pato Cover was approved

1104 gutters were approved pending receipt of licensed contractor information

907 the request for a storm door was approved pending receipt of licensed contractor and a tear sheet advising us which door would be installed.

Pool furniture: Kathy confirmed we had our new tables and umbrellas and again reminded residents to close the umbrellas. A wrap had been put onto the railings at the pool because of the heat. She reported that the city had dealt with the dumpsters in the adjoining business space and they addressed their stench and advised the owner she'd be fined if this continued. Our own dumpster did have one incident of a door and tracking being left, which was broken down. Tricia asked residents to please dispose of their own items and that they would no longer be able to call the city for pickups, they had to call a private business.

New Business

Tricia discussed the quote for our cement issues, pavement and certain other areas for grinding, replacing. It was agreed that a second quote was needed prior to the work commencing and Greenacre had several contractors they could put forward. Kathy and Pam to meet with them ASAP to receive a 2nd quote prior to the next meeting.

Also, it was agreed by Board vote to hold the Annual Meeting on November 3rd and Sarah confirmed that Greenacre could meet that date to get materials out.

The meeting was adjourned at 6.59 Date of Next Meeting is Monday, September 5th at 6 p.m.
Neighborhood Watch meeting to be on September 25th at 6.00 p.m.