

River Oaks of Sherman Association Inc.
Board of Directors Meeting

Date: September 14, 2026

Location: Zoom

Present: Lori Finck, President; Horst Rutsch, Vice President; Theresa McSpedon, Secretary; Susan Lang, Treasurer; Directors: Matt Greene, Aaron Ham, and Kim Smith

Call to Order: 7:31 pm

- Lori called the meeting to order and established there was a quorum.

- Kim Smith arrived at 7:33pm.

- Minutes: Aaron motion to approve the 11-20-2025 BOD meeting minutes as present. Minutes were approved by unanimous consent.

- Property Ratifications: Lori reported 7 property change requests were sent to the Board since the last BOD meeting. All were previously approved unanimously via email. Lori asked for any other or new objections before requesting ratification. There were no objections. All were ratified unanimously.

- Budget: Lori proposed a BOD budget meeting for early October. All agreed. Lori then asked for any additions or changes any Board Member would like to see in the upcoming first draft of the budget. None were brought forth. Lori and Susan then made notes of the following:

    - Snow Removal: The 3-year snow removal contract that was signed last year, calls for a 5% increase each year.
    - Insurance: Insurance premium for officers and directors' insurance is the same as last year and the liability insurance premium is $7 less than last year.
    - Get together: Last year there was $2K in the budget for all ROSHA property owners parties (usually one at Christmas and one in the late spring/early summer). Matt motioned to keep this in the budget this year, Aaron 2nd it. All but Theresa voted in favor. Theresa voted to oppose (she said she only opposed as she thought it should be $3K instead of $2k). The motion carried by majority.
    - Tree Trimming: Discussion about trimming the white pines at the main entrance and having the vines removed before they kill or damage the pines. While no motion was made the consensus was to put $6K in the first draft of the budget and it could be reviewed further at the next meeting. No motion was put on the floor.
    - Legal Fees: The current $2,000 retainer is almost expended. Theresa moved to place $2,500 in the upcoming budget for legal fees. Horst 2nd. The motion carried unanimously.
    - Road Repairs: The roads seem in good shape and only a small amount will need to be placed in the operating budget this year for maintenance, and none is expected to be needed from the Capital Reserve account. Further discussion and decision will be taken at the October BOD meeting. No motion was put on the floor.

- Gate: The box is getting old and has more electrical issues. The board agreed that they will want to consider replacing the box in next year's budget. No motion was put on the floor.

- New Business was brought forward.
  - Theresa requested that the BOD finalize the language on cars parking overnight on homeowner's properties. This has been an open item for as long as she has been a homeowner and it seems to be an issue many homeowners struggle with, especially with children who have cars and still live at home, overnight guests, etc. Lori agreed to send to the BOD the language previously composed by Ed Hannafin and advise whether this is rule or a bylaw, so the BOD will know how to best proceed at the October BOD meeting.
  - Matt would like a review of the rules or bylaws for landscaping changes, including garden creations. Aaron agreed. They said it seemed a bit too onerous to the homeowners to have to get permission every time they want to create or expand or change a garden (beyond regular maintenance). Lori agreed to advise if this is a rule or a bylaw so the BOD can decide how to proceed at the October BOD meeting.

- There was no other business brought forward.

- Lori moved to adjourn. All were in favor. The meeting was adjourned at 8:06pm.

Respectfully submitted,
Theresa McSpedon
Secretary