

## River Oaks Board of Directors Meeting

### Minutes for June 19, 2003

The meeting was called to order at 6:30 p.m. by President Kim Hobbs. The minutes from the April meeting were read and approved. Sam McGee's resignation from the board was recognized due to the selling of his unit. The board announced the unanimous decision to appoint Pauline Gianfala to fill the vacancy.

KRJ Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$21,393.41 and the Reserve Account balance of \$266,361.19. The Closing Escrow balance was \$134,469.48.

#### Old Business

- 1.) Update on the new phone system installed at the gates reflects problems with SBC phone lines and software. Pam is working with a representative to resolve the matter.
- 2.) ADT will install the fiber opt cabling for cameras which will take 1-2 weeks.
- 3.) Concrete replacement project on Peden is targeting areas in need and is almost complete.
- 4.) Painting proposals for the Board are ready for review.
- 5.) Roof replacement of Bldg L, F, and K will be started mid to late August.

#### New Business

- 1.) The Board approved the exterior repairs and painting proposal for Buildings B, D, E, F, G, and H. They awarded the contract to JH Quality Construction for \$78,260.00. This contractor has the machines for the gutter work without having to subcontract out. Prices from the other bids were significantly higher due to this factor.
- 2.) Door paint colors were discussed. Sample colors are posted in the mailroom.
- 3.) Interior damage due to roof and chimney leaks is the association's responsibility as noted under maintenance in our legal documents.
- 4.) New Owner/Residents Information packets will be mailed out by KRJ.
- 5.) The Board decided to table the proposals from Houston Home Roofing to clean mansard shingles and Southern Pool Service to replaster the pool.
- 6.) Code upgrades for the pool per State was approved in the amount of \$433.77.
- 7.) Enforcing rules was discussed with regards to doors, dogs, balconies and cars.

Following the Homeowner's Forum, the meeting was adjourned at 7:30 p.m. at which time the Board resumed discussion in Executive Session.

Respectfully Submitted,

Kim Hobbs, President