

River Oaks Gardens Board of Directors Meeting

Minutes for August 20, 2003

The Meeting was called to order at 6:15 p.m. by President, Kim Hobbs. Minutes from June 19, 2003 Board of Directors Meeting were tabled until September meeting. Kim announced the Board's unanimous decision to appoint Lisa Tubbe to the Board following the resignation of Jim Felle. Board recognized resignation of Simon Trubek.

KRJ Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$88,301.52, and the Reserve Account balance of \$162,006.54, and Closing Escrow account of \$137,278.22. Sheila, Prime Site to get with Pam on funds at South Trust Bank.

Old Business

1. It was announced that the previously approved repair and painting project by Quality Construction was to start Sept. 15, 2003.
2. Board approved installation of egress buttons to interior gates 2, 4 & 6 at a cost of \$1,515.
3. Pool refurbishing project was tabled until Jan, 2004; Pam will get quotes and advise at that time.
4. Board deferred mansard shingle cleaning and replacement of zinc metal strips until Spring 2004. It was confirmed that the previously approved roof replacement project for buildings F, K & L would start in late August.
5. Replacement of the louvered utility shutters was discussed and it was decided to replace those shutters that are rotted or broken with the same type wood shutter, and to replace all closure hardware. Bids will be obtained to complete the work.
6. Many of the old and rusted signs at gates have been replaced (and are quite an improvement!); the remaining rusted and deteriorated signs will also be replaced. Kim gave a list to Pam of the remaining rusted and deteriorated signs needing replacement.

New Business

1. Board approved bid from Quality Construction to replaced gutters and downspouts on buildings that Quality is not already painting under previously approved repair and painting project at a cost of \$33,500. It was brought to the Board's attention that the North side of building C has no gutter and downspout. Pam to get pricing for adding gutter and downspout on North side of bldg C and advise Board as well as check on necessity of replacement of gutters and downspouts on the re-built portion of building C.
2. Board reviewed and approved proposal from Ransco to complete concrete repair and replacement on Peden at a cost of \$84,390.
3. Requests from homeowners:

- a. Board approved \$80 reimbursement to Jeanne Reynolds, Anne Porter's daughter, for repair to her vehicle caused by drive gate closing on her car.
 - b. Board denied request from Billy Gilmore to install gate at entry way on the common area as alteration would not comply with architectural standard for that type of unit.
4. Board agreed that it is both prudent and consistent with past practice to allow large truck on property for such purposes as installing A/C units on roofs.
5. Board was advised that a letter was sent to the resident of Unit 224 requesting removal of the water bottles stored outside the unit.
6. Board discussed replacement of rotting wooden signage at walk gates and installation of exterior signs at the north and south ends of the brick wall facing S. Shepherd. Board agreed to consider installation of signs similar to those previously present on the property as shown in a pictorial archive. Sign will list address of River Oaks Gardens Condominiums, and possibly the name of the property as well. Bids will be taken and reviewed by the Board.
7. Board decided to table discussion regarding sending letters to residents in violation of common area rules for items such as potted plants, except in the cases where such violations were a safety hazard.
8. Board discussed drainage problems at interior walk gate 7 & drive gates 4 & 5 on Peden, and determined that we should have drainage and slope problem reviewed for possible correction.
9. It was suggested to review and get pricing for gutter guards to cover gutters on Units 177/8 through 53 on building B to alleviate drain and gutter blockage due to oak tree debris.
10. Board approved the supervisory role and pay for Mr. Greenwood. Pam to get figures from Smith Security and advise.
11. Board denied the requested "audit procedures" proposed by our current accountant; Board discussed the possibility of hiring a new accountant for future.
12. Board reviewed and approved replacement of rotted shingles with hearty plank as 'test case' for future replacement at no cost for test unit.
13. Board reviewed and approved standard of 6" width board to be used for all future wood fence replacement.

No Homeowners forum was held.

Meeting adjourned at 8:15 p.m.