

River Oaks Gardens Board of Directors Meeting

Minutes for September 25, 2003

The Meeting was called to order at 6:05 p.m. by President, Kim Hobbs. Minutes from June 19, 2003 and August 20, 2003 Board of Directors Meeting were read and entered into record by Kim and Lisa. June minutes were approved by Pat Estes. August minutes were approved by Ed Rumsey.

KRJ Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$27,411.98, and the Reserve Account balance of \$277,162.83. Closing escrow balance is \$138,883.93.

Old Business

1. Pam advised that the Houston Home Roofing had started on roof for building F and would be finished within the week.
2. Pam explained the plumbing repairs on building F. The current repairs are not covered by warranty from previous company. The problem we have is a similar, but distinctly separate issue. Previous repairs were only to secondary lines. The slope for drainage must be corrected. ERA was the previous contractor.
3. Pam advised that the repair and painting work on buildings B, D, E, F, & H was scheduled to start the week of September 29, including gutters and downspout replacement on the remaining buildings.
4. Pam advised that the remaining concrete work on Peden is schedule to start the week of October 6; and that the concrete work for Haddon should be considered for approval by the Board.
5. Pam advised that the security system software had been installed and that she was able to program from her office.

New Business

1. Board introduced Lisa Tubbe as the newest Board member.
2. Board reviewed proposal from Ransco for Haddon concrete work in the amount of \$4,656.00 and approved unanimously.
3. Board reviewed and approved proposal for replacement of broken and rotted shutters and all closure hardware for \$3,587.90 and painting for \$1,350.00 for a total of \$4,927.90. Proposal is from De la Cruz Painting and Remodeling.
4. Board discussed the potted plants in common areas and is considering planting them in common area. Potted plants in common area causing a hazard, such as on stairs, or a rodent issue need to be removed by the owner.
5. Board discussed the need for a landscape layout to assist in future efforts to coordinate landscape. A question was raised about the sprinkler system; more information is needed.
6. Board discussed the need for marking of the meters per unit. Pam will contact Reliant Energy for more information.

7. A homeowner reported that the security light on building E is constantly cycling on and off; Pam will request repair.
8. A homeowner reported that the swimming pool gate auto closure was not working properly, and should be looked at. Pam will request repair.
9. A homeowner expressed concern regarding the reserve account balance. At this time no policy is in place for a minimum balance; and it was clarified that the project work and actual expenditures are being staggered so that the account balance will not reach the minimum shown on the Meeting Agenda of \$19,665.59.
10. A homeowner reported that the slope of walk gate 1 is beginning to be a problem, and may need repair.
11. A homeowner reported that the security light close to gate 3 is on day and night. He will advise Pam of details. Pam will request repair.

Homeowners forum was held. At 7:15 meeting was adjourned and the Board entered executive session.

Meeting adjourned at 8:30 p.m.