

River Oaks Gardens Board of Directors Meeting

Minutes for October 30, 2003

The Meeting was called to order at 6:00 p.m. by President, Kim Hobbs. Minutes from Sept. 29, 2003 Board of Directors Meeting were read and entered into record by Lisa Tubbe. June minutes were approved by Pat Estes and seconded by Ed Rumsey.

Kim announced that Chris Clark has been appointed as the newest board member, replacing Simon Trubeck who resigned in August.

KRJ Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$13,521.30, and the Reserve Account balance of \$220,558.15. Closing escrow balance is \$139,964.15. Pam reviewed current expenditures, expenditures for approved in-process project and approved projects that have not yet been started. Pam gave a manager's report included below under Old Business.

Old Business

- 1) Pam advised that the gate codes were to be changed on or about October 31st.
- 2) Pam advised that gutter guards would still require gutter cleaning at least twice per year to avoid debris buildup on top on the guards; installation of larger gutters and downspouts should be help resolve the problem of overflow.
- 3) Pam advised complaints had been submitted regarding residents not returning carts and dollies in a timely manner to be available for use by other residents; and trash and debris in the shrubs around the property. Pam has contacted Hank to request that Gaspar be more diligent in removal of such trash and debris.
- 4) Pam advised that the plumbing repairs on building F would be complete on or about November 14th. The city inspector was due to inspect and sign off on the work on October 31st. Pictures will be available at the end of the project and Church Services warrants the new work.
- 5) Pam mentioned the projects that are under consideration, which are on hold, as a sprinkler system; painting of canopies on Peden and on Haddon; property signage along Shepherd; and pool and deck repairs.
- 6) Pam advised projects that are approved, but not yet begun, as additional signage replacement around property; and repair of the dumpster housing on the South side (Haddon) of the property. Pat Estes is working with COH to get "no parking" signs placed on Haddon.
- 7) Board discussed potted plant in the common areas, and the planting of such plants in various locations around the property.

New Business

- 1) Insurance renewal for 2004 was presented by Pam for Board approval and signature. The cost has reduced \$14,094.50 from last year's renewal, with no change to coverages.
- 2) Board accepted Warner Cable renewal agreement for review and approval.
- 3) Board discussed the need and requirements for a special meeting to disband the Escrow account and refund the deposits to the homeowners.
- 4) Board accepted for review a proposal from Hank Crain for ground cover in various areas of property. Decision was deferred until board can review needs, including removal of tree stumps and replacement of trees, as well as the need for a landscape layout.
- 5) Programming of call boxes needs to be reviewed for accuracy.
- 6) Concern was expressed over EMS procedures and guard training. Board agreed that property map should be readily available for reference.
- 7) Board is considering purchase of another cart. Costs may be as high as \$200; board will review.

Homeowners forum was held. At 7:30 meeting was adjourned and the Board entered executive session.

Meeting adjourned at 8:45 p.m.