

## **River Oaks Gardens Board of Directors Meeting**

### **Minutes for November 19, 2003**

The Meeting was called to order at 6:02 p.m. by President, Kim Hobbs. Minutes from Oct. 30, 2003 Board of Directors Meeting were read and entered into record by Lisa Tubbe. Oct. minutes were approved by Pat Estes and seconded by Ed Rumsey.

KRJ Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$12,172.63, and the Reserve Account balance of \$175,130.21. Closing escrow balance is \$139,964.15. Pam reviewed current expenditures, expenditures for approved in-process projects, and approved projects that have not yet been started.

#### **Old Business**

- 1) Proposal from Crain Landscaping was tabled until the next regular meeting.
- 2) Board unanimously approved the 2004 budget with no increase in maintenance fees.
- 3) Board discussed need for additional shopping cart; used shopping cart has since been acquired at no cost to Association.
- 4) Pam reported that all gate codes for remotely programmable gates had been programmed.
- 5) Board approved renewal of multi-year contract with Warner Cable.

#### **New Business**

- 1) Board reviewed and approved proposal in the amount of \$2,018.87 from Texas Services to install a 30 gallon Drummond Red Maple be installed on or about December 16 2003 near Unit 151 and root stimulant for 9 Oak trees near south side parking lot, along with various tree trimming and dead limb removal services.
- 2) Board reviewed and approved request from Unit 220 to install French Doors in place of the sliding glass patio door.
- 3) Board approved leak damage repairs for Unit 260 that occurred during the heavy rain storm while the gutters and downspouts were removed from building F for building maintenance.
- 4) A homeowner requested that lights in walk areas on the south side of property are not working properly; Pam advised that B&V Electric was investigating the problem.
- 5) Homeowner requested stairwell access light repair/replacement near Unit 265.
- 6) A Homeowner reported that the Gate 3 lock was broken or not aligned correctly.

- 7) Board announced that a special meeting would be held on December 3, 2003 to vote on the Third Amendment to the Declaration of Condominium regarding dissolution of the escrow account and refund of escrow deposits to homeowners. A notary will be available on November 22<sup>nd</sup> and on December 1<sup>st</sup> for those homeowners who wish to vote by proxy.

Homeowners forum was held. At 6:53 meeting was adjourned and the Board entered into executive session.