

River Oaks Gardens Board of Directors Meeting

Minutes for December 11, 2003

The Meeting was called to order at 6:03 p.m. by President, Kim Hobbs. Reading of November Minutes was postponed until the next regular meeting.

KRJ Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$34,800.18, and the Reserve Account balance of \$169,089.65. Closing escrow balance is \$139,964.15. Pam gave brief status update of in-process projects as noted in Old Business.

Old Business

- 1) Secretary reported that the Special Meeting of December 3rd regarding the Third Amendment to the Declaration of Condominium has been continued until the required number of votes are obtained from Homeowners to either approve or defeat the Amendment.
- 2) Concrete project on North side of property should be completed by Ransco during the week ending December 20th.
- 3) Building maintenance and repairs should be completed by Quality Construction within the next 30 days.
- 4) Texas Services will be planting the 30 gallon Drummond Red Maple on or about December 16th.

New Business

- 1) Board officially recognized the resignation of Chris Clark due to sale of his unit.

Homeowners forum was held. Meeting was adjourned at 6:32, and the Board entered executive session.