

River Oaks Gardens Board of Directors Meeting

Minutes for April 21, 2004

The meeting was called to order at 6:08 p.m. by President, Kim Hobbs. The reading and approval of minutes for the March 25, 2004, Board of Directors Meeting was tabled until the next meeting.

Pam Rabus, KRJ Manager, reviewed the financial report which included the Operating Account balance of \$23,815.56, and the Reserve Account balance of \$139,207.27. Pam reviewed the monies paid from Reserves in April for approved projects that had been completed.

Old Business

- 1) Board discussed additional repairs that are needed to the pool along with the coping and tile that was initially approved. Bids for new decking and resurfacing are being obtained.
- 2) Interior concrete repairs to be determined during Pam's walkthrough with Mark from Ransco.
- 3) Board discussed the need for new signage on buildings similar to black and gold signs purchased for other areas of the property.
- 4) With regards to front door colors on units, Pam will walk the property and note those that are not in compliance.
- 5) Parking Stickers can be obtained from Pam or Mr. Greenwood at the guardhouse once the resident has completed an information sheet.
- 6) Board discussed the need for tree and shrub trimming in various areas of property. Proposal from Tree Services is pending until areas are confirmed.
- 7) Potted plants in common areas that pose a hazard, i.e. stair steps, will be removed with letter sent to homeowner.

New Business

- 1) Houston Home Roofing to begin re-roofing project on Building B next week.
- 2) All Rite Sheet Metal replaced chimney caps on several units throughout the property last week.
- 3) A homeowner requested a new lock for walk-through gate on Peden, East parking lot. Pam will arrange for a new one.

- 4) A homeowner requested that a bike rack be installed for homeowners' bikes. Areas in the Peden parking lot were recommended. Pam will get bids.

After Homeowners Open Forum was held, the meeting was adjourned at 6:40 p.m. and the Board of Directors entered into Executive Session.

Respectfully submitted,

Kim Hobbs, President