

River Oaks Gardens Board of Directors Meeting

Minutes for June 3, 2004

The meeting was called to order at 6:00 p.m. by President, Kim Hobbs. The March and April minutes were read, approved, and entered into record.

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$15,318.38, and the Total Reserve balance of \$125,220.25. Pam reviewed amounts paid from Reserves in May and upcoming amounts due for approved in-process projects.

Old Business

- 1) Board discussed Pool Project update; project is expected to be completed mid-June.
- 2) Board reviewed suggestions for bike rack; board decided to table issue.
- 3) Board discussed installation of Queen Palms as replacement of diseased Oak tree at pool.

New Business

- 1) Board approved roof replacement by Houston Home Roofing for Building E at a cost of \$10,030 and Building G at a cost of 7,800; work to begin mid-September.
- 2) Board reviewed proposal from B&V Electric for replacement of pole light fixtures. Board approved estimated cost of \$9,006 for fixture replacement; board will review fixture alternative to those fluorescent fixtures proposed by B&V.
- 3) Board reviewed proposals for repair of interior sidewalks. Pam will check with A-1 Striping about matching lower price offered by Creative Cement Coatings. Board approved the approximate cost of \$12,723.60 for repairs designated in A-1 Striping's proposal.
- 4) Board reviewed proposals for replacing fence along the East property line, and approved approximate cost of \$3,930 for replacing 115 linear feet at the north end of east property line by J. H. Quality Construction Services, Inc. Prior to the demolition of the fence, Pam is to notify McDuffy resident whose home adjoins the section of fence to be replaced for purposes of animal control.
- 5) A homeowner requested that the concrete curb edges next to the sidewalks be painted with reflecting paint to aid residents in seeing edges at night.

- 6) Landscaping items were requested by a few homeowners, including mulching of landscaped areas to assist in water retention and weed reduction, cutting back of shrub tree in front of Unit 265, and pruning of holly bushes in front of Unit 160.

Homeowners' open forum was held. The meeting was adjourned at 7:01 p.m. and the Board of Directors adjourned to executive session.