

River Oaks Gardens Board of Directors Meeting

Minutes for August 26, 2004

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

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$982.65, and the Total Reserve balance of \$116,817.56.

Old Business

Pam recapped current items including:

- 1) Additional pole lighting that have been suggested by the electrician.
- 2) Potted plant removal and planting schedule.
- 3) Proposal for additional security cameras.

New Business

- 1) Pam reported that KRJ has been using a new electrician for our property, Mike Giordano, who has been repairing and replacing wall-pack lighting on many of the buildings and moving some existing lighting to give better coverage, as well as repairing fixtures under carports. Mike has reported several other wiring issues that need to be addressed on a per building basis.
- 2) Pam has received proposal from Brick Restoration for paver repair near Interior Walk Gate 2, and is currently waiting on proposal from Texas Tree Services for root pruning and barrier, which must be completed before pavers can be repaired.
- 3) Individual Unit fence repair and replacement is ongoing. Pam to reconfirm standard for fences including (a) board width, (b) bevel shape of top of boards, and (c) use of rot board at bottom of fence for longer fence life.

Homeowners' open forum was held. Item discussed included:

- 1) Repair of large crack outside Interior Walk Gate 5.
- 2) Repair of Sub-floor between Units 236 and 136.
- 3) Escrow refund correction for Unit 136.
- 4) Maintenance of common area grounds.

The meeting was adjourned at 6:28 p.m. and the Board of Directors entered into executive session.