

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

### **Minutes for September 30, 2004**

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

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$15,747.60, and the Total Reserve balance of \$130,554.39.

#### **Old Business**

Pam recapped current items including:

- 1) Update on pole lighting project; board is still reviewing potential replacement fixtures.
- 2) Interior Walk Gate 6 closure and header height, and potentially covering Interior Walk Gates 4 and 6 similar to other Interior Walk Gates.

#### **New Business**

- 1) Board has received proposal for annual maintenance contract for pest control; Board will review for FY2005.
- 2) Quality Construction has been contracted to paint twelve (12) doors as requested by homeowners, which are scheduled for the first week of October.
- 3) Accurate Engineering will work with Quality Construction on the sub-floor between 136 and 236 to determine best method for reinforcing or repairing, which is scheduled for first week of October.
- 4) Draft Budget for FY2005 will be submitted to the Board at the October meeting.

Homeowners' open forum was held. Item discussed included:

- 1) Many suggestions were presented by Homeowners for general and specific repairs and specific improvements to property and security and have been noted for Board review.
- 2) A homeowner expressed concerned about the crack outside the Interior Walk Gate 5. Pam is meeting with contractors about repairing crack in concrete and brick; this item is on the list of property repairs to be made.

The meeting was adjourned at 6:38 p.m. and the Board of Directors entered into

executive session.