

River Oaks Gardens Board of Directors Meeting

Minutes for October 28, 2004

The meeting was called to order at 6:10 p.m. by President, Kim Hobbs.

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$3,074.93, and the Total Reserve balance of \$147,576.19.

Old Business

Pam recapped current items including:

- 1) Sub-floor of Units 136/236 has been evaluated by Accurate Engineering, repair will be scheduled with homeowners.
- 2) Pole light fixtures still need to be decided on by the Board.
- 3) Concrete cracks at Gate 5 and Gate 3 are structural and will require reconstruction of foundation and rebuild of columns.
- 4) Letters will be sent to homeowners to obtain information for Gate directory update and for emergency contacts.
- 5) Building signage proposal will be presented by 4D Sign Worx along with recommendations.

New Business

- 1) Homeowner of Unit 236 submitted request for improvement; request was approved by Board.
- 2) A homeowner asked about the intercom speakers at the walk gates. Many were deactivated to install the egress buttons. Pam will look into which gates have no intercom access and potential costs for additional wiring.

The September minutes were read, approved, and entered into record.

Homeowners' open forum was held. Items of discussion included:

- On-going repairs to common area lighting and a report that the common area near Unit 145 seems dark and may need additional lighting or repair.
- On-going painting of front doors.

The meeting was adjourned at 6:40 p.m. and the Board of Directors entered into executive session.