

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

### **Minutes for November 18, 2004**

The meeting was called to order at 6:01 p.m. by President, Kim Hobbs.

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

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$40,892.83, and the Total Reserve balance of \$146,728.90.

#### **Old Business**

Pam recapped current items including:

- 1) Pole and porch lights: Board will finalize selection of fixtures and purchase; installation planned by end of 2004.
- 2) Pool Decorative Cement Overlay: Pam to meet with Creative Cement to review status of re-work and to clarify what additional re-work needs to be completed. The overlay stamping is not the quality workmanship that the Board expected; remaining payment will be negotiated based on re-work and final quality of overlay.
- 3) Crack on outside of walk gate 6: Cracks will be repaired as soon as possible; Pam will get estimates for complete tear out and re-build of concrete and brick post; Board will review need and cost for complete tear out and re-build.
- 4) New building signage: Pam will obtain samples from 4D Signworx for Board's review and selection, after which, Pam will obtain a quote for replacement of Building Signage.

#### **New Business**

- 1) Tree removal: Texas Tree Services has been contracted to remove dead tree at end of Building P, and to check for any other trees that need trimming to clear roof line and to prune dead fauns from palm trees.
- 2) Landscaping: Crain Landscaping is preparing a plan to solve the run-off and erosion problem on the West side of Building B.

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

- Drains near Walk Gate 7: These drains have been cleaned, but backup from the City of Houston drainage is keeping these drains from draining properly.

- Repair of Concrete on Peden: City of Houston is responsible and has said it will be repaired.

The meeting was adjourned at 7:10 p.m. and the Board of Directors entered into executive session.