

River Oaks Gardens Board of Directors Meeting

Minutes for

March 31, 2005 - 6 p.m.

The meeting was called to order by President, Kim Hobbs.

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

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$15,363.01 (payment for all expenses and transfers have been made), and the Total Reserve balance of \$209,633.65.

Old Business

Pam recapped current items including:

- 1) New Signage for Buildings: The Board is still reviewing the type of signage for the buildings and interior walk gates, including cast aluminum or other comparable signage.

New Business

- 1) Speed Bumps: Board reviewed proposals from three vendors for installation of concrete speed bumps in all parking lots. The Board agreed to table the issue of speed bumps for the present. Speed limit signs have been purchased and will be installed in each of the lots within the next week to make drivers aware of the need for lower speed limit in the parking lots to help avoid accidents, both auto and pedestrian.
- 2) Wrought Iron Fence Painting: Board reviewed proposals for painting all wrought iron fences; these proposals include sanding and hand painting with special paint and primer to improve weather resistance. Board decided to review other options and the need for painting all fences at this time.
- 3) Peden Gate of East Lot: Board reviewed proposal to convert the East Lot Peden drive gate into an operational gate for \$3,800.00. The Board approved installation of mechanical and remote operator to make this a working gate. The remote frequency and code must match that of Gate 4 so that the same remote will operate both gates for the East Lot. One of the security cameras currently in storage will be installed to cover this gate.

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

- Sheds that are shared by units are common elements, and therefore, roof replacement is an expense of the Association.
- The Board announced that gas grill at the pool was donated by Patsy Kleypas, and the Board appreciates the donation. The grill is available to all residents for use at their own risk and discretion.

The meeting was adjourned and the Board of Directors entered into executive session.