

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

### **Minutes for**

**May 26, 2005 - 6 p.m.**

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

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

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$8,169.18 (payment for all expenses and transfers have been made), and the Total Reserve balance of \$215,682.70.

### **Managers Report**

Pam recapped current items including:

- 1) List of work orders issued and completed in April and May.
- 2) SBC wiring can be run inside the building; any homeowner needing wiring corrected should call SBC to arrange repair.
- 3) Contract with Time Warner Cable states that wiring shall be done in a workman like manner in accordance with current industry practices; which may include running cable on the outside of the building provided it is attached to the building in a conduit, which may be visible to residents. Cable should not be run through the flower beds, but may be buried.
- 4) Dumpster removal is on-going; owner of AWS has been notified to have dumpster removed. Health Department has been contacted about dumpsters.
- 5) Walk Gate #3 needs pier work and Pam is getting quotes and plan for repair.

### **Old Business**

- 1) New Signage for Buildings: Pam advised the Board that since each of our signs will be a one-off casting, purchasing cast aluminum signs would be quite pricy. Pam will get additional information on what types of materials are available for signage on the Buildings and Walk Gates; potentially, granite, resin, wood, or stone. The Board is not in favor of the flat aluminum signs, and desires something with a more carved or sculpted look.
- 2) Wrought Iron Fence and Gate Painting: Board agreed to move forward with painting all wrought iron fences, including gates. The Board has a few questions regarding each of the bids, and the contractor will be selected after the Board reviews their responses. The fences and gates will be sanded to remove buildup of old paint and rust, minor repairs made, primed, and hand painted with weather resistant black semi-gloss paint. Work should begin within the next 3-4 weeks.
- 3) Peden Gate of East Lot: The East Lot Peden drive gate will be operational on or about 26-May-2005, and will be operational on the same frequency and code as Drive Gate 4, and a security camera is being installed. Gate designation sign will be ordered and installed soon.

## **New Business**

- 1) The Board reviewed a proposal to place sheet-metal canopies over interior walk gates 4 and 6. The Board is not comfortable with the idea of sheet-metal canopies, and had requested detail, including drawings of the proposed canopies, from the proposed vendor. Other options being considered are professionally manufactured and installed awnings.
  
- 2) Reduction of Maintenance Fees: After careful review of the Association's financial position and the budget and expected expenditures for the remainder of 2005, the Board has approved a 10% reduction in maintenance fees effective as of 1-Jun-2005. The Board will continue to monitor the financials to gauge the need for any future increase.

Homeowners' open forum was held.

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