

River Oaks Gardens Board of Directors Meeting

Minutes for

April 27, 2006 - 6 p.m.

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

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

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$16,047.19 (payments for all operating expenses and reserve transfer had been made), and the Total Reserve balance of \$203,076.64.

Old Business

- 1) Monument sign: Revised sign face has been reviewed and approved, color of base will be reviewed in executive session and chosen. Colors were chosen in executive session; Sherwin Williams - Bagel for the main part of the base, and Navajo White for the trim. Pam will provide color selection to Sandy at 4D Signworx. Also, Pam will provide quotes to Board for installation of lighting and cameras in monument area as soon as they are available.
- 2) Pam presented the third bid to the Board for the concrete repair and drainage resolution issues. Quotes have been received from J. H. Quality Construction Services, Inc. (\$26,520.00), A-1 Striping & Paving Company (\$40,029.50), and D&C Contracting, Inc (\$42,130.00). The Board approved the quote from Quality Construction on the basis that Quality's scope of supply is exactly that of the other quotes, and further provided that the property layout drawing showing the areas to be repaired is included in and made a part of the contract. Pam will confirm prior to issuing approval to Quality to proceed.

New Business

- 1) Pam presented a verbal request from a homeowner for reimbursement for a water hose keeper that was damaged by rats eating through the plastic to get to the bird seed stored inside. The Board denied the request in that no type of food (be it bird seed, pet food, or human food) should be stored outside since it is an attractant for all manner of pests, including roaches and rats.
- 2) Due to the continuing problems with the drains stopping up in Building S, Pam will add Building S to the regular clean-out schedule. Pam will contact Hank to have Gaspar clean up paper from overflow of two weeks ago.
- 3) Pam will send out a letter to all residents reminding everyone of various rules and regulations, including trash collection, animal waste control, pest control, parking space usage, instructions on visitor entry system, summertime pool use, and grilling on property.

Homeowners' open forum was held.

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