

River Oaks Gardens Board of Directors Meeting

Minutes for

December 6, 2006 – 6:00 PM

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

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

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$7,784.49; payments for all operating expenses and reserve transfer for November had been made; and Total Reserve Balance of \$225,585.89, which included Reserve Account balance of \$59,962.26, accumulated Interest of \$15,623.63, and CD account balance of \$150,000.00. Starting in January 2007, Pam will supply breakdown of CD account principle and interest balances.

Old Business

- 1) Pam presented the Board with a proposal from Quality Construction to paint office and meeting room for \$1,950.00; the Board agreed that the work needed to be completed soon, but felt the proposal was too high. Pam will get additional bids from other vendors.
- 2) Pam suggested replacing existing desk and counter with more efficient work area with shelves for security monitors and equipment. Board agreed it was a good idea and Pam will provide proposals to the Board.
- 3) Board agreed for Pam to purchase a new locking cabinet for supplies, and for packages; refrigerator in break-room will be replaced with a smaller more space efficient refrigerator; drinking water delivery service will be reduced for winter months.

New Business

- 1) Board reviewed Homeowner request for reimbursement for tree that Homeowner planted in common area; which was replacing a tree that died and had not already been replaced by the association. All trees and shrubs planted in common areas need to be approved prior to being planted so that the overall landscape plan can be maintained. The request for reimbursement was denied. Landscaping throughout the complex is being revitalized on a schedule as reviewed by Pam and our landscaping vendor.
- 2) Board reviewed Accurate Engineering's report on structural integrity of Unit 141; the report finding show that the structure is sound and no action needed to be taken at the time.
- 3) Pam is reviewing options for reducing complexity of gate programming and required phone line access for each gate. Board discussed security issues with respect to gate

codes being given out to service and delivery people; the matter was temporarily tabled and may be revisited at a later date. Pam will obtain estimate for adding 911 locks to gates that do not already have them.

Homeowners' Open Forum was held.

The meeting was adjourned and the Board of Directors entered into Executive Session.