

**River Oaks Gardens Board of Directors Meeting
Minutes for
August 27, 2009 - 6:00 PM**

The meeting was called to order at 6:04 p.m. by President, Kim Hobbs.

Board welcomed Donald Daniel as a new Board Member to fill the position vacated by Chuck Berg; this position is for the 2008-2010 term.

The April meeting minutes were read, approved, and entered into record.

Financial Report

KRJ Property Manager, Paula Boudreux, reviewed the financial report including:

1) Account balances:

Operating Account	\$14,214.85
Reserves:	
Insurance Reserves	\$83,340.20
Replacement Reserve	\$231,116.87
Interest (on CDs)	\$20,376.99
CDs	\$
Total Reserve Balance	\$334,834.06
Total Combined Balance	\$349,048.91

2) Payments of 6,900.55 for operating expenses were yet to be paid. The reserve transfer for the month had been made.

Old Business

Paula gave the update on Old Business, including:

- 1) The Board is reviewing and considering the proposal it has received for provision of 'cable' services from AT&T, Comcast, and Phonoscope. The current contract with Comcast expires in November.
- 2) The Board is awaiting final information to complete a standardized specification for replacement of old windows. Upon receipt of data, a standardized specification for replacement windows will be published. It will then be up to the homeowner to choose their vendor, choose window(s) that meet the specification requirements, and ensure compliance with the architectural standards requirements.

Manager's Report

Paula gave the Manager's Report, including the projects scheduled for August and September:

- 1) Chimney Repair, roof repair, and/or chimney cap replacement on Units 168/268, 132/232, 141/241.
- 2) Engineers report will be contracted for East parking lot to address standing water and drainage issues.
- 3) Proposals will be solicited for carport repair and/or replacement where areas are rusting.

New Business

- 1) Lock on desk in Office was broken and has been scheduled for repair.
- 2) A homeowner has offered a palm tree to be removed from her patio to the pool. Board reviewed and declined to accept the tree due to health of tree and cost to move.

Homeowners' Open Forum was held at 6:20 pm, and the meeting was adjourned at 6:53 pm. The Board of Directors entered into Executive Session.