

**River Oaks Gardens Board of Directors Meeting
Minutes for
October 29, 2009 - 6:00 PM**

The meeting was called to order at 6:05 p.m. by Secretary, Lisa Tubbe, acting as meeting chair.

Board announced that Kim Hobbs had resigned her position on the Board of Directors due to selling and moving from the Condominium, and that the Board would be considering interested members to fill the vacancy for the remainder of the 2009 - 2011 term.

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

Financial Report

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

1) Account balances as of October 28, 2009 were:

Operating Account	\$16,464.20
Reserves:	
Insurance Reserves	\$80,218.00
Replacement Reserve	\$248,937.87
Interest (on CDs)	\$20,384.29
CDs	\$
Total Reserve Balance	\$349,540.16
Total Combined Balance	\$366,004.36

2) All operating expenses for the month have been paid. The reserve transfer for the month has been made.

Old Business

Paula gave the update on Old Business, including:

- 1) The Board is still considering the replacement of the current cable provider (Comcast) with services from AT&T, Comcast, or Phonoscope. The current contract with Comcast expires in November 2009, and will run month to month until renewed or terminated.
- 2) The Board received recommendations for window replacement specifications and will be issuing an update, if necessary, to the currently designated specification detailed in the Architectural Design Standard issued February 7, 2001.

Manager's Report

Paula gave the Manager's Report, including the projects scheduled for October, November, and December:

- 1) Chimney Repair, roof repair, and/or chimney cap replacement on Units 168/268, 132/232, 141/241, would all be completed within the next few weeks.
- 2) Engineers report has been contracted for East parking lot to address standing water and drainage issues.
- 3) Proposals have been solicited for carport repair and/or replacement where areas are rusting, and the Board will review for appropriate action based on recommendations received in the proposals.
- 4) Lock on desk in Office had been broken and has since been repaired.
- 5) Sidewalk repairs have been schedule for several areas around the property.
- 6) Proposals for Tree and Landscaping trimming have been requested.

New Business

- 1) The Board is reviewing proposals for repair to pavers and/or installation of sidewalk at interior walk gate 2.
- 2) The Board is considering locations for the annual meeting to be held March 2010, including some off-site locations.
- 3) The Board will be considering interested members to fill the vacancy for the remainder of the 2009 – 2011 term left vacant by Kim Hobb's resignation.

Homeowners' Open Forum was held at 6:36 pm, and the meeting was adjourned at 6:49 pm. The Board of Directors entered into Executive Session.