

**River Oaks Gardens Board of Directors Meeting
Minutes for
January 28, 2010 - 6:00 PM**

The meeting was called to order at 6:05 p.m. by President, Lisa Tubbe.

Board announced the appointment of Silvia McCollom to fill the unexpired 2009 - 2011 term left vacant by Kim Hobbs resignation.

The October 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 January 28, 2010 were:

Operating Account	\$11,624.72
Reserves:	
Insurance Reserves	\$36,515.20
Replacement Reserve	\$251,506.87
Interest (on CDs)	\$20,437.24
CDs	\$
Total Reserve Balance	\$308,459.31

 Total Combined Balance \$320,084.03

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

Old Business

Paula gave the update on Old Business, including:

- 1) Bulk Cable Contract – Board is negotiating contract for bulk services from AT&T. We are currently on a month to month basis with Comcast which will continue until renewed or terminated.
- 2) Replacement Window Specification - The Board received recommendations for window replacement specifications and decided that the current specifications detailed in the Architectural Design Standard issued February 7, 2001 are sufficient and do not need to be revised.
- 3) Recycling Program for On-Site Collection option – Vendors are still submitting information for on-site options available for our property. The Board will consider the cost and benefit of the options presented and make a decision about implementation of an on-site program.

Manager's Report

Paula gave the Manager's Report, including the projects scheduled for the remainder of January, February, March, and April:

- 1) Chimney Repair, roof repair, and/or chimney cap replacement on Units 168/268, 132/232, and 141/241 have been completed.
- 2) Tree and Landscaping trimming have been approved and will be on-going for the next couple of months.
- 3) Engineers report has been received for East parking lot to address standing water and drainage issues, and will be reviewed by the Board for further action.
- 4) Board is reviewing options and will be making a decision for replacement of landscaping damaged by the hard freeze.
- 5) Gutters have been scheduled for cleaning and will be on-going for the next couple of months.
- 6) Building wiring has been confirmed to meet the code as required by City of Houston and has been acknowledged by our insurance provider as sufficient for continued coverage.
- 7) Foundation of Building J is still under review and the Board has requested another engineers report for the current status.

New Business

- 1) Additional Building Signage – Board is reviewing cost and benefit to adding additional building signs on certain buildings (including Building F).
- 2) The Board approved the location of the annual meeting to be held March 2010 at the Third Baptist Church; official notice will be given in the Notice of Annual Meeting to be mailed to all homeowners.

Homeowners' Open Forum was held at 6:38 pm, and the meeting was adjourned at 6:54 pm. The Board of Directors entered into Executive Session.