

River Oaks ~~Gardens~~ Council of Co-Owners
Board of Directors Meeting Minutes
April 22, 2010

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

The January 28th meeting minutes were read, approved, and entered into record.

Financial Report

KRJ Property Manager, Paula Boudreaux, reviewed the financial report as of 4/21/2010:

Operating Account	\$ 22,795.64
Money Market Accounts:	
Insurance Reserves	\$ 49,978.20
Replacement Reserve	\$ 270,314.87
Interest	\$ 20,488.26
<hr/> Total Money Market	<hr/> \$ 340,781.33
Total Cash	\$ 363,576.97

All due payments and reserve transfers had been made as of reporting date.

Old Business

Old Business discussed:

1. Bulk Cable Contract – The Board continues negotiations with AT&T; contract elements still under review were Early termination, Dispute resolution, Default on premium services that affect bulk account, Certification of current wiring, and Logo use.

Key points were communicated to residents about the AT&T U-Verse® agreement, including:

- Residents who already have AT&T U-Verse® television services will receive a credit on their monthly service rate.
- The current intention is to have a hotpoint (wireless connectivity) available in the office. Residents will still be responsible for their own internet connection.
- If any resident chooses to use any television service other than the bulk service provided by the Association, the resident will be responsible for the full cost of any other such service.
- It is currently understood that the U-Verse® television service may be provided to each unit through either the phone wiring or the RF cable wiring in that unit.
- There will be a unit-by-unit installation requirement.
- AT&T will provide detailed communication and a project manager for the installation process and during cutover.

Manager's Report

Paula gave the Manager's Report, including updates on the following projects:

1. Tree trimming has been completed.
2. Landscaping issues due to the hard freeze. Items for attention post-freeze had been identified in a walk-through of the property with the landscaping company. Dead plants have been replaced or have been scheduled for replacement and landscaping requests were being addressed. The area outside the East Gate (Drive Gate 4A) had been identified as needing attention and the Board agreed that it would be inspected for necessary trimming or removal of shrubs/trees. The Board recognized that the City of Houston recently announced a significant increase in water rates and asked all residents to be diligent in the conservation of water.
3. Repaired patio furniture – completed. Board reminded homeowners to please put umbrellas down after use by the pool to prevent damage.
4. Foundation issue with Building J. Board has reviewed multiple engineering reports which have stated that the foundation of Building J is within tolerances for similar buildings of similar age and structure for our area, and that no repair is necessary at this time; the Board accepted this finding and will continue to review the foundation issues as necessary.

5. Additional Building Signage – The Board has reviewed the proposal for additional signage and determined that the set up fee for signage will be the largest part of cost, with a price break at five (5) signs. The Board agreed to add additional signage to other buildings as appropriate to make this effort cost-effective.
6. Gutter Cleaning. Half of the gutters were cleaned in March; the other half was completed in April. The next cleaning will be scheduled for early fall.
7. Carports. The Board has review bids received last year which included complete replacement of carports and decided that the expenditure for complete replacement was neither necessary nor a prudent use of funds. The Board has requested bids for repair of existing carports and will be proceeding with repairs as appropriate. The Board has also requested bids for sealing tops of carports to prevent leaking, and will approve and proceed with sealing carports as necessary. Residents were asked to report to Paula if they have a problem with a carport leaking.
8. Pavers – Board had reviewed the quotes to replace pavers at interior walk gate 2, and had agreed in principle that the pavers will be replaced with concrete sidewalk.
9. Storm Sewer Drainage on east parking lot. Board had received engineers reports on drainage issues in East parking lot. Board will review the options and need for repairs. Bid for cleanout of Storm sewer drains has been requested.
10. Fences – repair and replacement is ongoing. It was noted that rot board should be above (not touching) the ground, and Residents were reminded to keep ivy, etc. off the fences with recognition that some vines are not detrimental to fence.

New Business

1. Landscaping committee - The Board has approved the formation of a landscape committee to assist the Board in identifying landscaping issues and make recommendations to the Board. Board Member Laura Pirtle agreed to be the Chair of the committee. The Board asked for volunteers who would be interested in serving on the committee. Several homeowners indicated that they would be happy to serve. The Board will consider and approve a scope and time period for the committee.
2. Pest Control – The property had been treated for snails in March and the Board has given approval to continue treatment as necessary to deter the snail population on the Property. In addition, the Board reminded Residents not to leave food of any kind outside in or on patios or balconies to help make the Property less attractive to rodents. The Board requested Paula to have the rat bait stations checked and get information on bait consumption.

Homeowners' Open Forum was held at 6:50 pm, and the meeting was adjourned at 7:10 pm. The Board of Directors entered into Executive Session.