

**River Oaks Gardens Council of Co-Owners
Board of Directors Meeting Minutes
May 27, 2010**

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

The April 21, 2010 meeting minutes were read, approved, and entered into record.

Financial Report

KRJ Property Manager, Paula Boudreaux, reviewed the financial report as of 5/27/2010:

Operating Account	\$ 8,887.83
<u>Money Market Accounts:</u>	
Insurance Reserves	\$ 63,396.20
Replacement Reserves	\$ 270,185.61
Interest	<u>\$ 20,505.75</u>
Total Money Market	\$ 354,087.56
Total Cash	\$ 362,975.39

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

Old Business

1. Cable Contract: Contract is still being negotiating with AT&T and Comcast contract is being reviewed to ensure completion of obligations under that contract.
2. Landscaping committee: Board is working on the scope and will finalize; committee formation is approved.

Manager's Report

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

1. Additional Building Signage including Building F: Board has received breakdown for pricing of additional signage and is considering adding more signs to scope to maximize the value of a volume discount.
2. Carport repair/replacement bids are being reviewed for feasibility and timing. Board has bids for both weatherproofing, repairing and totally rebuilding. Board will review scope and bids and consider the further appropriate action, if any.
3. Concrete repair/replacement at Gate 2 and three (3) sidewalks areas were completed in May.
4. Board still reviewing drainage issue on east parking lot. Engineer presented an opinion since last meeting, and the Board has received bids to determine repair of identified problem and will take action to make repairs as appropriate.
5. Fence replacement is ongoing as requested and needed.
6. Pest Control-snails, Rats Feeding outside animals. Paula contacted Nettles who has checked all stations to ensure proper function and cleared obstructions to two units. Month prior to clearing, bait consumption was at 100% consumption and has since reduced to 45%. Nettles provided the Board with a map of rat station locations and will be servicing them regularly, and invoicing accordingly. Board has previously approved snail treatments on a monthly basis, and treatment will continue through the summer.
7. Termite problem at #26 and #166 was addressed. No active termites were found; preventive treatment was applied.
8. Replacement windows for the Guard house have been approved by the Board to help with energy conservation and to replace the original single-pane windows. Windows have been ordered and will be installed in the next few weeks.
9. The lead courtesy officer is training rest of staff on the checking of all gates.
10. The crepe myrtles have been treated twice for a fungus and will need a couple more treatments. Board has been advised that the fungus will not disappear from the old growth, but new growth will be clean.
11. The water issue at the corner of 111 and 28 seemed to be a sprinkler head and it has been replaced. Members were asked to report to Paula if additional water is seen.
12. Courtesy officer has been provided a typed form for water shut offs to buildings when needed for work.
13. All bait traps have been check and in good working order.

New Business

1. Feeding of animals outside and bird feeders. Significant rat population boom has been noted, and any food left out encourages the rats. Board has asked homeowners to not leave food outside or in patio areas and to remove feeders from common areas.
2. Paula presented and the Board approved a proposal from Hudson Energy for a 2 year contract at the rate of .0674 per kilowatt hour - as compared to the old rate from Startech of .0749

Homeowners' Open Forum was held at 6:29 pm, and the meeting was adjourned at 6:45pm.
The Board of Directors entered into Executive Session.