

River Oaks Gardens Board of Directors Meeting
Minutes from Meeting
April 28, 2011 - 6:00 pm

The meeting was called to order at 6:05 p.m. by Vice-President, Laura Pirtle.

Minutes from the January, 2011 Meeting. Motion was made and seconded to waive reading of minutes. Copy included with meeting agenda. Vote approved to waive reading of minutes and adopt same.

KRJ Property Manager, Paula Boudreaux, reviewed the financial report as of **04/28/2011**

Operating Account	\$ 18,357.91
Money Market Accounts:	
Insurance Reserves	\$ 53,395.20
Replacement Reserves	\$ 264,769.50
Interest	<u>\$ 20,890.92</u>
Total Money Market	\$ 339,055.62
 Total Cash	 \$ 357,413.53

At this time, all payments and reserve transfers have been made.

Old Business:

1. Cable Contract – Board is finalizing decision regarding bulk cable provider and terms of contract. Costs, terms and other related issues were reviewed and discussed with homeowners.
2. Foundation and Plumbing Issues - Bldg. R foundation repair bid to be approved by Board. Bldg. K leak repair to be approved by Board. Engineer to report on foundation questions in Bldgs. B & K.

Manager's Report:

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

1. Additional Building Signage (including Building F) - on hold pending consolidation for price advantage
2. Engineer to report to Board on leak and foundation issues.
3. Mansard Shingle repair completed on Bldgs. B,C,D,E,L,I,M,O,S.
4. Black drainage tubing replaced throughout property to improve drainage and runoff control.
5. Gate 3 brick repair completed.
6. Drainage improvement by pool deck completed.
7. Specs for wood replacement and painting for Bldgs I,O,P,Q,R,S being finalized as per Reserve Study.

New Business:

1. Bids received for Repair of two fence Piers by Bldg L on Haddon St. side.
2. Board will review FHA recertification.
3. Board is reviewing gate and security systems.

Homeowners' Open Forum was held at 6:20 pm, and the meeting was adjourned at 6:40 pm. The Board of Directors entered into Executive Session.