

River Oaks Council of Co-Owners Board of Directors Meeting  
Minutes of Meeting  
August 25, 2011 – 6:00 pm

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

Minutes from the August 25, 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 8/25/2011

Operating Account	\$ 11,098.31
Money Market Accounts:	
Insurance Reserves	\$ 81,970.20
Replacement Reserves	\$ 270,122.39
Interest	<u>\$ 20,909.23</u>
Total Money Market	\$ 373,001.82
 Total Cash	 \$ 384,100.13

All due payments and Reserve transfers have been made.

Old Business:

1. Cable Contract – Board has executed contract with AT&T to be bulk cable provider for property. Implementation process and scope of service outlined and discussed. Notice of informational meetings with AT&T account representative to be posted on property. Updates to follow at subsequent meetings.
2. Parking Stickers to be issued for assigned parking spaces and lots. Assigned spaces and lots must be used. Information to be gathered at same time as AT&T information meetings. Use of Guest parking spots by Residents and/or Guests discussed.
3. Syntex system being reprogrammed to allow residents to remotely grant access to guests by phone. Information to be gathered at same time as parking information. Implementation projected for new year.
4. New security system tabled pending further review and revised pricing. Reserve Study projects for 2014. Keys for pool area to be implemented by next season.

Manager's Report:

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

1. Building K - Accurate Engineering recommend that the stress crack on building K be mortar- Completed
2. Building J – Engineer revisited building J and did not recommend any foundation work at this time.
3. Building R foundation repair has been completed
4. Major maintenance project for exterior of Buildings I, O, P, Q, R, and S. Project includes: wood repair or replacement, stair and balcony handrail repair or replacement, and painting of buildings and wrought iron railings. The Board will review and accept one of the three bids for the entire project.
5. Wooden fence repairs/replacements are on-going.
6. Gate code changed in July.
7. City water conservation usage implemented-can only water on Wednesday and Saturdays between 12:01 am to 10am and 8pm to 12am Watering by hand can be done anytime on any day.

New Business:

1. Board considering combined drip and pop up sprinkler system for foundation and grounds irrigation. Costs benefits and requirements discussed.

Homeowners' Open Forum was held at 6:30 pm, and the meeting was adjourned at 6:50 pm. The Board of Directors entered into Executive Session.