

River Oaks Council of Co-Owners Board of Directors Meeting
Minutes from Meeting
January 26, 2012 – 6:00 pm

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

Minutes from the November 17, 2011 meeting. Motion was made and seconded to waive reading of minutes. Copy included with meeting agenda. Motion approved to waive reading of minutes and adopt same.

KRJ Property Manager, Paula Boudreaux, reviewed the financial report as of **1/26/12**

Operating Account	\$ 21,615.63
Money Market Accounts:	
Insurance Reserves	\$ 1,733.20
Replacement Reserves	\$ 109,055.93
Interest	\$ 20,772.68
Total Money Market	\$ 131,561.81
Total Cash	\$ 163,177.44

All due payments and Reserve transfers have been made.

Old Business:

1. U-verse installation completed
2. Foundation Drip and Sprinkler system installation is underway. Projected completion in late March/early April.

New Business:

1. City mandatory water conservation order has been lifted.

Manager's Report:

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

1. Accurate Engineering to report to Board on its findings regarding foundations for Bldgs B, J, R, S, & K.
2. Drainage improvement at front of property completed.
3. Chimney Caps replaced at #'s 53, 238, 258.
4. Common Line water leaks repaired at #'s 126, 125, 252, 156.
5. Leak around chimney at #157/257 repaired by waterproofing and rebuilding chimney.
6. Fence repairs are ongoing.
7. Rat bait consumption was 65% in Nov. and 60% in Dec.

Homeowner's forum was held at approximately 6:20 and continued until the meeting adjourned at approximately 6:45. The Board of Directors then entered into Executive Session.