

**River Oaks Council of Co-Owners Board of Directors Meeting  
Minutes from Meeting  
August 23, 2012 – 6:00 pm**

The meeting was called to order at 6:02 p.m. by President, Lloyd Adams.

Minutes from the April 26, 2012 meeting were read. Motion was made and seconded to waive reading of minutes. Motion approved to waive reading of minutes and adopt same.

Financial report as of 8/23/12 read by Paula Boudreaux:

Operating Account	\$	15,362.84
<b>Money Market Accounts:</b>		
Insurance Reserves	\$	58,409.20
Replacement Reserves	\$	73,993.94
Interest	\$	<u>20,779.85</u>
<b>Total Money Market</b>	<b>\$</b>	<b>153,182.99</b>
<b>Total Cash</b>	<b>\$</b>	<b>168,545.83</b>

All due payments and Reserve transfers have been made.

**Old Business:**

1. Pool gates and locks

**Manager's Report:**

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

**Projects scheduled or completed**

1. Wooden fence repairs/replacements are on-going.
2. Rat consumption rate for June was 75% and July was 50%.
3. Four roof repairs-Replaced missing shingles
4. Electrical repairs-Walk gate #5 and two post light at 126 and 150
5. Two common line water leaks-repaired the water leak
6. Replaced/ repaired a few sheds-ongoing
7. Repaired and patched four concrete areas
8. Two leaking chimneys

**New Business:**

1. Meetings- September and October there will not be a homeowner meeting. The board will be meeting to work on budget. There will be a homeowner meeting November 29, 2011 and board will announce the results of the budget.

Homeowner's forum was held at approximately. 6:11pm and continued until the meeting adjourned at approximately. 6:20pm. The Board of Directors then entered into Executive Session.