River Oaks Council of Co-Owners Board of Directors Meeting
Minutes
June 27, 2013

Call Meeting to Order

Approve the Minutes from the November 2012 Board of Directors Meeting.

Financial Report:

Operating Account	$ 8,270.73

Money Market Accounts:

Insurance Reserves	$ 63,195.72
Replacement Reserves	$117,053.11
Total Money Market	**$ 180248.83**

Total Cash $188,519.56

All due payments and transfers have been made.

Old Business:

1. Budget was passed

Manager's Report:

Projects scheduled or completed

1. Repairs to 114, 214 and 45 Chimney waterproofing were completed.
2. The sprinkler system was completed and final payment made
3. The foundation drip system was completed and final payment made
4. The mosquito system was completed and final payment made
5. Various Engineer reports were done to check the foundations K, M, B, and R. The results- there is movement but no foundation repairs were recommended at this time.
6. New Website is up and running. **RiverOaksGarden.org**
7. Purchased new Wet Vac for Homeowners to use. It is stored in the office.
8. Various roof leaks were repaired.
9. Various lights and electrical issue were addressed.
10. Various carports were repaired.
11. Handicap ramp was installed at the gate by the pool.
12. Gutters were cleaned at J, G, H, I and N.

New Business:

1. Discussion of changing the gates to keyed locks. **Board tabled bids until after the foundation repairs.**
2. Board will review bids for the rehabs to building A-H. **Board awarded the rehab work to JH Quality.**
3. Board will review bids for painting the iron fences. . **Board tabled bids until after the foundation repairs.**
4. Board will review bids to make the gates to the pool be keyed locks. . **Board tabled bids until after the foundation repairs.**
5. Any other items to discuss

Homeowner Open Forum - 10 minutes
Adjourn to Executive Session