

**River Oaks Council of Co-Owners  
Board Meeting Minutes  
January 25, 2018**

Call Meeting to Order

The River Oaks Council of Co-Owners General Board Meeting was called to order at 6:33 p.m. at St. Anne's Catholic Church, located at 2140 Westheimer, Houston, Texas 77098 in the St. Joseph Room, by Lyla Gillaspie, Board President.

Board Members Present:

- Lyla Gillaspie                      Board President
- Neil Goldstein                      Vice President
- Kathleen Mundy                      Secretary
- Michael Olsen                      Member at Large
- Michelle LeBlanc                      Treasurer

Recording Secretary & KRJ Property Manager:

- Therese Morales

Waive the reading and approval of Previous General Meeting Minutes – September 21, 2017-A motion was made, seconded, and the Board unanimously approved the minutes as written.

**Financial Report given by Community Manager, Therese Morales:**

Old Business:

- Entry Gate System Bids. **Status- In process of obtaining bids**
- Building B-Foundation & Recommended Repairs- **Status- A root barrier was installed by Yellowstone at the large trees west of the building. It was also suggested by the Engineer to install an automatic watering system to maintain uniform moisture content in the soil-which there is already irrigation installed at this bldg.** Lyla advised this building has had previous foundation problems, and the association has performed the recommendations of the Engineer. One of reasons for the work being performed, is the association (at the request of **many** homeowners) does not want to lose the oak trees in this area. In fact, ROG is known for the beautiful oaks.

New Business:

- No HOA fee increase for 2018-Lyla advised there will be no increase for the 2018 year, and the Board has had a few people complain that the board is being irresponsible in not raising the maintenance fees. The Board does not feel with almost \$700,000 in the bank, and elderly people at the property living on fixed incomes, that the fees should be raised. In fact, if the fees are raised every year, the elderly might have to sell their units, as they could no longer afford to live there. This is why the board strives to protect your money.
- New PTZ camera installed at the pool-The reason for the additional camera at the pool was there are certain residents going to the pool and taking glass, and animals, and they know exactly where to sit to avoid being seen by the guards. This camera can cover all areas of the pool.

- Monthly exterior light checks -Lyla advised that Dorman has started doing a monthly light check. He prepares the list, Bulmaro will replace the bulbs he can, and what he can't fix, the electrician will complete the list.
- Garbage surrounds-Lyla advised the garbage surrounds are broken down, and looking unsightly. Bids will be obtained for the replacing of the surrounds.
- Two (2) parking spaces for rent (#3 & #5)-Lyla advised the association has two parking spots for rent, and the spots are \$600.00 yearly. She advised anyone interested to contact Therese.
- Mailroom-Lyla advised the sign was removed that says if the mail is in or not. The reason for this is the mail is sometimes being delivered twice in one day, the guards don't have time to keep up with this as they have more pressing matters, and if you're that close to look into the mailroom, you can simply come in and check your mailbox. She added we also have homeowners that are calling down to the security office more than once a day inquiring from the guard if the mail is in, and asked the homeowners to refrain from this practice also. She also advised we have certain homeowners who continue to "badger" the guards, and Star Security is taking this very serious, and has even advised the Board about it.
- Drive Gate 1 damage – Lyla advised that a homeowner accidentally hit drive gate 1, damaged it and knocked it off its hinges. The homeowner is embarrassed, their insurance company is paying the cost, but there are homeowners going above and beyond to find out "who" exactly did this.

Therese-Maintenance Issues completed & additional information to relay:

- Branches were trimmed over the S. Shepherd sidewalk
- Treating for Termites-Therese advised if you believe you have termites, to please advise her before calling out your own termite company, as this is the associations responsibility.
- Dog bags-Therese advised to please use the dog bags and pick up after your pet.
- Strong room payment method & Caliber (updates at KRJ)-Therese advised about the new payment method of paying contractors, and the software that KRJ is using and how it will benefit the customer.
- January 24, 2018 Inspection report-Therese went over the inspection report and asked the homeowners that have holiday decorations still up to remove them. To remove brooms and step ladders from their unit, to remove coolers and storage bins from their balcony's, to remove carts from front door areas, and carport spaces, to remove the mattress and box springs from their front door landing, to remove the discarded battery from their parking space, and the grocery carts from the parking spaces. She went on to say once we have the fining policy in place, and the items are not removed, homeowners will begin to get fined for these violations.

Homeowner Forum- (only issues affecting all residents):

- A homeowner advised he received a post card from the engineering company regarding the construction that will be on Shepherd, and about it being torn up between Westheimer and San Felipe.
- A homeowner advised she was concerned about big trucks being parked in the neighborhoods since this will be such a big project.
- A homeowner inquired when tree trimming would be performed. They were advised before trimming starts, that homeowners will be notified.

- A homeowner advised the grass in front of his unit looks bad.

Adjournment:

Being no further general business to discuss the meeting was adjourned at 7:24 p.m.