

River Oaks Council of Co-Owners
Board Meeting Minutes
May 17, 2018
6:30 p.m.

Call Meeting to Order - Lyla Gillaspie, Board President called the meeting to order at 6:42 p.m. at St. Anne's Catholic Church, located at 2140 Westheimer, Houston, Texas 77098

The Board President Introduced Dilma Camarillo as the new Community Manager and Dilma gave a brief speech of her commitment to serve and the association.

Board Members Present:

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

Recording Secretary & KRJ Community Manager

Dilma Camarillo

Waive the reading and approval of Previous General Meeting Minutes – January 25, 2018 : A motion was made, second, and the Board unanimously approved the minutes as written.

Financial Report-Lyla Gillaspie – Board President

The financials were reviewed as presented in the agenda.

Old Business:

- Entry Gate System - **Status** – Promsco is making all the necessary repairs to the existing phone lines after finding out that several phone lines have not worked for years. Birch, the current phone company, has been contacted to assist in this process.h
- Garbage Enclosure - The Board President reported to those in attendance that that the dumpster enclosures were completed and that the company that installed them has giving the association a \$6,000.00 discount from their original proposal due to the company installing the wrong material.
- Update on limiting percentage rate: The Board informed the owner that the renter percentage has increased to 25% and the HOA must continue

working on getting their legal documents revised to minimize the number of investors; but that their existing owners will be grand father until they sale their units.

- U-Verse changes and deadline - The Board informed the those participating in this meeting that a cancellation notice was sent out to ATT for their basic cable service and that the maintenance fees will be reduce by each owner percentage of ownership. KRJ Management will calculate that amount and send coupons books to the owners by June.

New Business:

- Instruction for call Boxes will be added once the new system is installed
- Landscape Improvements – tree trimming has been done and a proposal for mulching will be obtained

Homeowners Forum -Only issues affecting all residents:

- Dilma to find out who owns the trailer parked on the property and have it removed
- Carports tops replacement, the Board explained that the posts are in good condition and that the proposed tops will be extended about a foot to give more protection during rainy days. Quotes are being reviewed.
- Solar Energy was discussed but it was agreed that is too expensive to invest on it
- The city is resurfacing part of Shepherd and Westheimer road, but it does not affect the community
- Dilma is to contact Dorman and ask not to close the blinds at the guard house

Adjournment: With no other general business to discuss the meeting was adjourned at 7:42 p.m.