

*River Oaks Council of Co-Owners*  
**Annual Meeting Minutes**  
**March 22, 2018**

**ESTABLISH QUORUM AND CALL MEETING TO ORDER**

A quorum was established of 51.0126% with a combination of those appearing in person and by proxy. President Lyla Gillaspie called the meeting to order at 6:45 p.m., and announced this would be the **40<sup>th</sup> session** of the River Oaks Council of Co-Owners. The meeting was held at St. Anne's Church located at 2140 Westheimer, Houston, Texas 77098 in the Basil Hall.

**Board Members Present:**

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

**Also Present:** Therese Morales, Property Manager/Recording Secretary & Maggie Bilski/KRJ Management Inc. Controller who helped with sign in and was there to count ballots if necessary.

**Approval & waive reading of Previous Annual Meeting Minutes-**A motion was made, seconded and all approved the March 16, 2017 Annual Meeting Minutes as written.

**Lyla Gillaspie advised the following during her President's Report:**

- Charlie Boyd, a long-time resident of River Oaks Gardens had passed away, there will be a Memorial Service in June, and everyone will be advised when the date is known.

- The City of Houston suffered an 800-year flood in August which affected family, friends, virtually had no big impact on ROG, and she feels the property really dodged a bullet. She went on to say the few issues we did have were a few leaking weep holes, and a few minor flat roof leaks.
- We had a strong year financially, and the account totals from last year to this year prove that.
- The Board, and Therese work hard for the homeowners, the board plans to get on with the projects, but its been difficult due to the contractors being so busy rebuilding people's homes.
- One of the projects that will start soon, is replacing the existing old antiquated entry systems, and the phone lines for the systems were checked last week by the phone company in preparation for the project.
- The existing garbage surrounds which are very tacky looking, will be replaced with split face colored cinder blocks, which look like stone, and will last forever.
- The next project after that will be the carports. Mike Olsen is interviewing the contractors for the different styles and types. The plan is to have them extend out a little further than the current ones, so if you have to get items out of your trunk, you will not get wet if it is raining.
- A fining system is being put into place by the board, and once its complete, filed with Real Property records, all the homeowners will be notified. Before anyone is fined, a warning letter will be sent to the homeowner in violation, and the tenant also if there is an offsite address.
- Limiting of leased units has been an on-going issue the Board has been working on, and to accomplish this issue, the vote of the homeowners will have to be taken, along with needing the 75% percent of homeowner approval to change the Declaration. Everybody who owns rental units before the change is put into place will be "grandfathered" in. There will be more information to come on this issue.

- In summary she is proud of the money we have in our accounts, and what the board has been able to save. She also feels we are strong enough to face what comes our way, by having our Property Manager Therese that takes good care of the property, and the excellent insurance that KRJ provides.

### **Election:**

- Introduction of Incumbent Candidates- Michael Olsen, Kathleen Mundy & Michelle LeBlanc. Each one of the candidates addressed the homeowners present and advised their reason for wanting to remain on the Board.
- Nominations from the Floor?- Therese inquired if there were any nominations from the floor, and there were none.
- Voting for three (3) Board Members to serve a two (2) year term- Due to no nominations from the floor, the incumbents were approved by Acclamation to remain on the board for another two years.

### **New Business-Looking forward to 2018**

- Due to the freeze, the landscaper will be evaluating the property for dead plants, and will submit a landscape plan.
- Another of the projects in the future is the painting of the balcony railings, and staircase railings.

### **Homeowner Forum**

- A homeowner Therese, KRJ Management, and the Board for a job well done.
- A homeowner inquired as to the end date for the AT&T contract. Lyla advised the contract will be up 7/29/18, and the cancellation notice will be sent to AT&T by 5/29/18, if not before. The homeowner also inquired about refunding this money to the homeowners that would have been allocated to the AT&T bulk program. Lyla advised with all the different types of cables, and different companies, a solution will be

found by the board, and then relayed to the homeowners by the time the contract is expired. She also went on to say how the maintenance fees have not been raised in 3 years.

- A homeowner inquired about the two units that had a bat removed from them. Lyla advised we have not been inundated by bats, were in a five-mile radius of the second biggest bat colony, and the bats seem to have come through the chimneys. She advised if anyone saw a bat to please contact Therese to make a report, and the bat removal company will be contacted.
- A homeowner inquired if the association is responsible for termites, and Therese advised yes, the association is responsible for termite treatment, but not for damages done by termites.
- A homeowner inquired if the gate code could be changed when the entry systems are put into place.
- A homeowner advised that neighbors continue to let contractors and food vendors onto the property without signing in at the security office.
- A homeowner advised they continue to see dog poop on the property, and Lyla advised this would be the fault of the dog owner, not the dog, and some owners just refuse to clean up after their dog.
- Lyla advised the package room is being locked because we have some homeowners going in and just getting their package while the guard is preoccupied with another homeowner, or while the guard is on the phone.

### **Adjournment to Executive**

Being no further business to discuss the general session of the Annual Meeting was adjourned at 7:34 p.m.