

River Oaks Gardens | Board Meeting



1800 Augusta Drive
Suite 200
Houston, TX 77057
(713) 783-4640

River Oaks Gardens Council of Co-Owners
St. Anne's Catholic Church in the Basil Hall
January 24, 2019

Board Meeting Minutes

The River Oaks Council of Co-Owners General Board Meeting was called to order at 6:39 p.m. by Lyla Gillaspie, Board President in the Basil Hall at St. Anne's Catholic Church.

Board Members Present:

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

Community Manager and Minute Recorder:

- Therese Morales

Association's Attorney Chris Nichols was also Present:

- Chris Nichols was present to answer any questions that the homeowners may have regarding the Certificate of Resolution adopting the Amended & Restated Rules and Policies for ROG, the Schedule of Fines & Fees, and possible action regarding the 4th Amendment to the Declaration (Leasing Restrictions).

Previous Meeting Minutes (November 15, 2018)- A motion was made, and seconded, and the November 15, 2019 meeting minutes were approved as written.

Financial Report - was given by Therese Morales, Community Manager

Old Business:

- Fining schedule nearing completion-**Lyla explained that Chris Nichols the Association's Attorney is with us tonight to answer any questions that homeowners may have about the fining policy before it goes into place.**
- Spring projects- **Lyla explained some of the projects that the board will be working on for the 2019 year. i.e. Painting of the Balcony/Stair Handrails, refurbishing Landscaping, Fence replacement & updated porch light replacement.**

New Business:

- 2019 Budget & new banking relationship-**Therese went over the 2019 Budget, explained the reason for changing to Alliance Bank, and provided the details to the homeowners about changing over to Alliance Bank for their payments. She also advised that the Board will not be assessing late fees in January to give the homeowners time to get their accounts in order with the new bank.**
- Damages to ROG property & responsibility of the owner-**Therese explained that if damages are caused to the common areas by an Owner, or tenant of the Owner, that according to the legal documents of the Association, the owner is the responsible party to pay for the repairs.**
- Parking Space available in east lot next to Drive Gate 4-**Therese explained we still have a parking space for rent for the 2019 year if anyone was interested.**
- Discussion with Association Attorney (Chris Nichols) regarding the following:
 - Certificate of Resolution adopting Amended & Restated Rules and Policies for River Oaks Gardens
 - Certificate of Resolution adopting Schedule of Fines and Fees
 - 4th Amendment to Declaration (Leasing restrictions)

After the discussion, and all questions were answered regarding the Amended & Restated Rules, and the Schedule of Fines and Fees, a motion was made, seconded, and all Board Members were in favor of adopting both policies.

Lyla also advised all homeowners that to protect the property and homeowners from a “conglomerate” being able to come in, take over and get the majority vote, and eventually sell the property for less than market value, that the 4th Amendment vote will be taken at the Annual Meeting in March. She also added that high rental volumes affect property values and any properties with less than a 50% owner occupancy rate, makes it extremely difficult for anyone to obtain a loan to purchase a property, get a home equity loan, refinance a loan, or even get a reverse mortgage.

Adjournment:

There being no further business to discuss the General Board meeting adjourned at approximately 7:53 p.m.