

RIVER OAKS GARDENS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Thursday September 21st, 2023
MINUTES

The Board of Directors meeting for RIVER OAKS GARDENS COUNCIL OF CO-OWNERS was called to order via St. Luke's Methodist Church at 6:00 PM. Those present were:

- Lyla Gillaspie - Board President
- Michael Olsen, Vice President
- Lilia Leblanc - At Large
- Natalia Green – Secretary
- Nichole Rowan - Creative Property Manager

MINUTES

Previous Minutes were dated June 29th, 2023

FINANCIAL REPORT

A copy of the Financial Report was made available to homeowners at the meeting and is available upon request. Please contact Nichole Rowan, Property Manager at Creative Management Company.

OLD BUSINESS

- Discussed the financial impact of the last insurance increase and anticipated, unsettled, increases in 2024.
- New package Delivery Procedure – New Process Implemented.
- Landscape Donation - Acknowledged.
- East Parking Lot Proposal- Pothole filled/ Completed.
- Storm Drain Jetting- Completed.

NEW BUSINESS

- Guard Office Clean Up
 - 'Package Room' in Guard Office will be cleaned and repurposed for maintenance storage at this time. This room will no longer be used solely for packages since Courtesy Guards will not accept deliveries for items unless completely necessary, USPS packages due to USPS delivery regulation.
 - Reiterated that 'delivery services' are not in the Star Security Contract and should not be considered a responsibility of the Courtesy Guard.
- Cable Issues
 - Phone/Internet providers leaving wires across walkways & disrupting landscape. Ask to homeowners is if onsite, please get involved in the decisions your contractor is making on the property as they are your guest. If you have any questions, please contact Nichole Rowan, Property Manager.
- Stair Repairs
 - Discussed that the board is in process of finalizing bids from vendors for the maintenance of staircases.
- Curb Painting
 - Patricia, Property Porter, is repainting red Fire Lanes.
- Building M Lights

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- Asked homeowners to not vandalize/cover light sensors. If there is an issue with too much little or too little light, please contact your Property Manager. Light posts are being replaced, repaired, and maintained as needed.
- Gate Companies
 - The board is in process of deciding a vendor to fix flooding, due to tree overgrowth in the line, in front of Gate 3.

HOMEOWNER FORUM

Homeowners presented the items below:

- Homeowners showed dissatisfaction with new package delivery policy. The Board acknowledges these and trusts that these are pains to work through as delivery service providers learn new protocol.
- Homeowners discussed their experiences with re piping their unit as many projects have taken place during the last few months. The Board/ River Oaks Gardens does not recommend any specific vendor.
- Combined Risk Policy brought up by homeowner. Property Manager confirmed that this was included in current Insurance Master Agreement.
- Car Port Gutter above unit #265 in need of maintenance
- Suggestions made around vendor accessibility using QR codes and more attention from Courtesy Guards.
- Homeowners stress that neighbors need to be more courteous of others when walking dogs on property. Please pick up after your pet as new cameras are being installed and homeowners will be unreservedly fined.

ADJOURNMENT

There being no further business, motion was made, seconded, and carried to adjourn the meeting to Executive Session.

Approved

Date