

**RIVER OAKS GARDENS COUNCIL OF CO-OWNERS**  
**BOARD OF DIRECTORS MEETING**  
**Wednesday, July 30, 2025**  
**MINUTES**

The Board of Directors meeting for RIVER OAKS GARDENS COUNCIL OF CO-OWNERS was called to order at Bering Church. Those present were:

- Michael Olsen – President
- Neil Goldstein – Vice President
- Lilia Leblanc - At Large
- Anne Morris - Treasurer
- Natalia Green – Secretary
- Nichole Rowan - Creative Property Manager

**MINUTES**

Previous Minutes were dated January 29<sup>th</sup>, 2025

**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**

- Land scaping Phase 1 (Drainage/ Edging)
- Landscape Phase 2
- Irrigation Maintenance
- Gutters

**NEW BUSINESS**

- Tree Trimming
- Carports
- Balcony Repairs and New Lighting on Second Floor Balconies
- Chimneys
- New Notification Board
- Patio Clean-Up
- Broken Main Drain Pipe Near Gate 3 Repaired/Small Drain Near Gate 2
- Peden Street Drain Cleared and Fire Hydrant Repaired by City
- Entrance Flag
- Bike Rack
  
- **HOMEOWNER FORUM (3 minutes per owner)**
- A homeowner recommended an audit of the Rainbird irrigation system due to noticeable inefficiencies.
- Concern was raised regarding excessive weed growth around the pool area and other parts of the property.
- A suggestion was made to install ADA-compliant doorknobs on the courtesy guard office doors and on the east parking lot entrance leading to the trash center.

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- The importance of residents picking up after their dogs was emphasized.
- Homeowners expressed satisfaction with the recently posted informational signs at the gates.
  - A request was made to install a larger, more visible sign at the front of the property for improved visibility and communication.
- Future patio clean-up efforts were discussed. Homeowners were reminded that patios and balconies should not be used for storage and must remain tidy, even if not visible from public areas.
- A few homeowners expressed dissatisfaction with decisions to repair rather than replace common pipes.
  - Discussed the logistical challenges of full replacements.
- Management provided an overview of the process followed when a unit is referred to legal counsel due to non-payment of assessments.
- A homeowner inquired about the next election. Explained that the next election is scheduled for next year. The previous election did not meet quorum, and proceeding with another vote at this time would require additional funding to send ballots, with a high likelihood of again not reaching quorum.

**ADJOURNMENT**

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

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Approved

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Date