

## **River Oaks Gardens Board of Directors Meeting**

### **Minutes for**

**October 20, 2005 - 6 p.m.**

The meeting was called to order by President, Kim Hobbs.

The reading of July minutes was deferred until next meeting.

KRJ Property Manager, Pam Rabus, reviewed the financial report including the Operating Account balance of \$10,558.06 (payments for all expenses and reserve transfer have been made), and the Total Reserve balance of \$232,844.87.

### **Managers Report**

Pam recapped current items including:

- 1) List of work orders for various repairs issued and completed in August, September, and October.
- 2) Status of Completed Projects, including:
  - a) Gate and fence painting
  - b) Tree trimming
  - c) Awning installation on Gates 2, 4, and 6
  - d) Sub-Floor repair of Unit 216
  - e) Storm drain clean out
  - f) Drains installation near units 118 and 163
  - g) Painting of Office doors and chair rail installation
  - h) Underground wiring replacement in Haddon lot.
- 3) Status of in-process projects, including:
  - a) Various electrical and lighting repairs
  - b) Installation of bike racks
  - c) Painting of mail room
  - d) Additional trimming and clean-up of shrubs against buildings, fences, and in courtyards and common areas.

## **Old Business**

- 1) New Signage for Buildings: Michael presented the proposals for the new signage for the buildings and the monument sign to be placed on Shepherd at Peden. The monument sign will be of granite with stucco base and the building signs will be of different material. Board approved proceeding with this project.

## **New Business**

- 1) Electric Meter Enclosure Shutters: Pam presented the proposal from Quality Construction to replace rotted shutters with fiberglass shutters, this proposal is only for those that are in very bad shape, the cost of 83 fiberglass shutters including hardware and labor will be \$31,290.00, including repair and painting of the remaining wood shutters (132 total shutters), and painting the enclosures. It was discussed that Pam should get proposal to replace all shutters as this would eliminate future maintenance costs.
- 2) Variance request for Unit 104: Daniel Kallio, owner of Unit 104, submitted request to have a partial enclosure on his patio for a home office, Board approved.

Homeowners' open forum was held.

Items of discussion included:

- 1) Certain common areas need more lighting; Pam will ask the electrician, Mike Giordano, to add lighting to these areas.
- 2) Pet waste cleanup has become a problem again. It was suggested that this would be a good topic to address in a newsletter.

The meeting was adjourned and the Board of Directors entered into executive session.