

**RIVER OAKS GARDENS COUNCIL OF CO-OWNERS**  
**BOARD OF DIRECTORS ‘SPECIAL’ MEETING**  
**Thursday, March 21, 2024**  
**MINUTES**

The Board of Directors ‘Special’ meeting for RIVER OAKS GARDENS COUNCIL OF CO-OWNERS was called to order via Virtual Meeting. Those present were:

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

**MINUTES**

Previous Minutes were dated Feb 21, 2024.

**A. Financial Reports & Pending Projects**

- Allied Security
  - Discussed Tommie’s onboarding and issues in the transition from Star to Allied.
- Plumbing Procedures
  - New Plumbers
  - New procedures tabled for now and to be reviewed at a later date.
- Mario’s Duties/Cost
  - Discussed landscaping contract options and potential bids for new landscapers.
    - Also request a la carte
  - Nichole Rowan to collect 3 bids from preferred landscaping companies.
- Patricia’s Duties /Cost/More Hours
  - To be discussed.
- Census Forms and Charges
  - To discuss at beginning of HOA Annual Meeting next week at the very beginning that these have been waived.
- Mail Outs
  - To be discussed.
- Annual Meeting
- Move In’s/Move Out’s
  - To be discussed.
- New Trash Dumpster
  - Nichole to walk ROG next week and to invite Margarie/ operations manager from Trash Company for property inspection.
  - Sprinklers turned off for one month (February) saved about \$6,500 in Utilities.
  
- Q Lyla asked to confirm how much we are putting into reserves: Page 3 Reserves increased by \$24K this month. Yielding at \$295K a year in reserves.

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Approved

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Date