

## River Oaks Annual Homeowners Meeting

February 25, 2010

River Oaks clubhouse 7:00pm

These minutes were done without the aid of a recording device.

The meeting was called to order by Jim Rowalt who advised that a quorum was present. He provided Donnie Pate's proxy to the Secretary. He also said that the proof of notice for the meeting was contained in the December 30, 2009 letter to homeowners transmitting the 2010 dues invoice. He indicated that he would chair the meeting which would be conducted according to Roberts Rules of Order.

### Introduction of Board of Directors

Jim Rowalt introduced the current board of directors. Jim Rowalt, Bennie Daigle, John Curren, Kevin Seal, Shannon Ober, and Laurie Blasini

### Review of the agenda

Jim Rowalt reviewed the meeting's agenda. Jim described the meeting handouts-agenda, 2009 ROA minutes, 2009 financials, 2010 budget, ballot for BOD vote, completed projects summary, and GNO Management information.

Jim asked if anyone wanted to add anything to the agenda. Mr. Brad Acosta asked to add a discussion of the new signs on the Cleco ROW and window air conditioners. Mr. Keith Couture asked that we discuss the canceling of ROA contract with Safewater Management. These items were added to the agenda.

### Review of 2009 Annual Homeowners meeting minutes

Jim Rowalt asked of a motion to dispense with the reading of the 2009 minutes since a copy of the minutes was included in the handout for homeowners. A motion was made, seconded and approved unanimously by the homeowners present.

### Reports of Officers

Mr. Ed Conway CPA reviewed the financial statements, assets, liabilities, and capital accounts for the year ending December 31, 2009. Mr. Conway explained the reduction of regular assessments collected due to bankruptcies in the amount of \$2,789. He noted that the swimming pool expenses exceeded the budget by \$7,778 due to replacement of a new pump. The budget was exceeded in street maintenance due to the tarring of cracks on all of the subdivision streets which was not provided for in the 2009 approved budget.

### Review and adoption of Operating Budget for 2010

Jim Rowalt needed repair of streets stated that the 2010 budget should remain about the same as 2009. He said that our electrical utility expenses for Cleco should decrease due to a reduction in the fuel charge adjustment. Mr. Rowalt asked for a motion to approve the budget. Mr. Couture voiced an opinion that the 2010 budget should not be approved pending a decision on his request to discuss the Safewater contract.

### Reports of Committees

#### Covenant Review Committee

John Curren stated that most covenant violations have been resolved although a few did require second and third violation notices. He indicated that we sent out 49 letters in 2009 and that we have sent out 26 violation letters so far for 2010.

Mr. Acosta asked if window A/C units are against the covenants. Jim Rowalt stated that they are not considered a violation. Mr. Acosta asked that we amend the covenants to include visible window A/C units as a violation.

#### Architectural Review Committee

Jim Rowalt stated the Committee approved 11 plans in 2009 mostly dealing with fences, trees and pools. He indicated that new home construction has almost stopped and that only one home is currently under construction.

#### Election of Directors for 2010

Keith Couture and Michaelle Scelfo were nominated for the board replacing John Curren. Ballots were cast and counted by Laurie Blasini and Shannon Ober. Michaelle Scelfo received 20 votes and Keith Couture received 17 votes. Michaelle Scelfo was declared the new board member.

#### Unfinished Business

#### Street Dedication

Jim Rowalt stated that we voted last year to dedicate the streets to the parish. The board has been working with the parish attorney, our attorney and Councilman Reid Falconer to begin the process. Jim Rowalt described the process which includes furnishing the Planning

Commission proof that the Association owns the streets and has the authority to dedicate. He indicated that the Articles of Incorporation contain the language for the Association to dedicate property owned by the Association. The streets are owned by the Association. He said that once the Planning Commission is satisfied with the documentation they will amend their final plat of the subdivision to show that the streets are public. There will be a public hearing by the Commission on our application. The streets are public once the plat is amended. The next step is to go before the Council and ask them to approve an Ordinance to include the streets in the parish system. Once they are brought into the system the parish would fund their maintenance. It is the Council's policy to require the streets to be brought up to their standards before including them in the system. It is also our understanding that the Council's policy to repair the streets to their standard is not in the Louisiana Statutes. Their purpose is to have the streets in as good as condition as possible when put into the parish system because it will probably be many years before they are overlaid. They will make general repairs (fix potholes etc) as needed once they are in the system. Jim Rowalt stated that our next steps will be to have Scalfano Engineering update their 2007 study of the streets and provide a cost estimate for the work. He estimated it would cost \$3000 to \$4000 for the study. Once we have the estimate we will provide the information to property owners. The application to the Planning Commission will be will be done after the costs to repair the streets has been determined.

### Special Assessment

Jim Rowalt explained the handout of projects requiring a special assessment. This special assessment would include street repairs,

replacing wooden street signs with metal signs, swimming pool work including resurfacing the pool deck, re-plastering the pool, re-routing the pool return lines and replacing skimmers and replacing the fountain in the large pond next to the tennis courts. Jim estimated an assessment of approximately \$1,200 per homeowner based on these estimates which included \$250,000 for the street repair.

### New Business

#### GNO Property Management

John Curren stated some of the responsibilities of the management company as listed on the handout. He stated a future need for a management company to assist the board. He recommends using GNO Property Management owned by Robert Phillips. The cost would be about \$15,000 per year if we would to keep Charlotte Hoolihan as the clubhouse and pool manager. We received a bid for of \$4.00 per lot per month. The normal price would be about \$8/lot/month without Charlotte's services. Mr. Rowalt indicated that we currently pay \$3600/yr for the bookkeeper, and the use of professional management services should be considered once developer turns over the subdivision to the Association. No action was taken on this recommendation.

#### ROW signs

Mr. Acosta questioned why "No motorized vehicles" signs were installed on the Cleco ROW. Bennie Daigle that the Restrictive Covenants provided that the BOD could regulate the usage of common areas as per our attorney's advice. He stated that neighbors backing up to the ROW have complained about the motorized vehicle traffic. It

also is a represents a potential liability to the Association in the event someone is hurt or injured while riding in the ROW. He also explained that it could be used if a permit was granted by the BOD. It was decided that the BOD would develop a permit process which would include hold harmless language.

#### Window A/C units

Mr. Acosta made a motion to amend the Restrictive Covenants stating that no window A/C units be visible from public areas in the neighborhood except during emergency situations such as a hurricane. Begonia Landry mentioned that amending the covenants would cost attorney fees. Jim Rowalt pointed out that existing window A/C units would be grandfathered in. A vote was taken 14 for and 19 against amending the covenant.

#### Pool manager/lifeguard contract renewal

Mr. Couture made a motion to eliminate the use of a pool manager and lifeguards at the clubhouse stating that we could save a lot of money if these costs were eliminated. Discussion ensued on the issue. Several homeowners stated they did want to keep the lifeguards because of safety concerns with children and that a guarded pool adds to the neighborhood. Consideration should be given to reducing the number of hours that the lifeguards are on duty. Several homeowners stated they would like more access to the pool after hours and more months during the year. The use of a key card entry was brought up. Bennie Daigle said that he has received three bids for a key card system ranging from \$6000 to \$8500 and is in the process of evaluating them. Bennie also stated that this price does not include the reworking of the gates to the pool. The gates will need to be either modified or replaced

to accommodate automatic opening and closing. This price also does not include security cameras. Shannon Ober is working to get a committee to develop a policy to use the pool using a key card access system. After the discussion, Mr. Couture amended his motion to reducing the number of lifeguard hours by fifty percent, using them during peak swimming hours only and using the savings for security cameras and key card access. A vote was taken with 28 for and 8 against. Jennifer Meibaum and Keith Couture volunteered to be on the committee.

Adjournment 9:40pm