

River Oaks Annual Homeowners meeting

March 1, 2012

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. He indicated that had the developer's proxy and there was a majority of the total voting power present which constituted a quorum. He gave the proxy and proof of notice of the meeting to the Secretary. He said that he would chair the meeting.

Introduction of Board of Directors

Jim Rowalt introduced the current board members: Jim Rowalt, Bennie Daigle, Laurie Blasini, Michaelle Scelfo, John Curren, and Kevin Seal. Clubhouse manager Charlotte Boswell Hoollihan, Councilman Marty Dean (who arrived after the meeting started) and attorney Bailey Morse were also present. Donnie Pate was not present.

He described the handouts which included the agenda, BOD ballot, 2011 annual meeting minutes, 2012 proposed budget, property management description of duties, 2011 maintenance activities and an update of unfinished business from last year's meeting. He also indicated that a second handout concerning the financial condition of the Association would be discussed by Ed Conway. He indicated that the meeting would be conducted by Robert's Rules of Orders.

Mr. Rowalt proposed that the reading of last year's meeting minutes be disposed of since they were contained in the handout. A motion to dispose of the reading was made, seconded and approved.

Reports of Officers

Review of Financial Statements

Ed Conway CPA reviewed the financial statements, assets, liabilities, and capital accounts for the year ending December 31, 2011. He indicated that his report was a compilation of the Association's 2011 financial information and not an audit or review. He also said that he was not independent with respect to the Association since he was a resident.

Review and Adoption of Operating budget for 2012.

Jim Rowalt reviewed the proposed budget and explained that it remains close to last year's total revenues and expenditures. We are forecasting the addition of two houses which will increase revenue slightly. A new expense line item for a property management company was added to the budget commencing July 1, 2012. Cost will be approximately \$4.00 per month per lot owner. The cost was partly offset by reducing telephone, office supplies, accounting services and legal costs. He indicated that we are repairing the pool's return lines at a cost of almost \$9,000 and there was also a drainage

servitude project in the budget. He indicated that the real estate taxes for 2011 had increased by about \$1,900 due to the Association's payment of the developer's back taxes on 91 acres of wetlands. This area will be donated to the Association and included with the existing common areas. The tax going forward on the wetland property is about \$200 per year. A discussion of the budget and property management ensued. A motion was made to accept the budget was seconded and approved by the property owners present.

Reports of Committees

Covenant review Committee

Michealle Scelfo stated that 36 violations occurred in 2011 with letters being sent to homeowners for overnight street parking, boats and trailers parked in driveways, and a refrigerator in driveway.

Architectural Review Committee

Jim Rowalt stated that Committee reviewed 14 plans of which three were new homes under construction presently. Approvals were also given for tree removal, fences and a swimming pool.

Pool Committee

Kevin Seal stated the swim season will open on April 1, 2012. All previously purchased key cards will be activated if the homeowner is current on payment of dues.

Capital Improvement/Maintenance Committee

Bennie Daigle reviewed the maintenance done in 2011. A list of these activities was included in the meeting handout distributed to homeowners.

Election of Directors for 2012

Jim Rowalt stated that the By-Laws required that Board members be elected annually and indicated that current board (Blasini, Curren, Daigle, Rowalt, Scelfo and Seal would stand for re-election. Donnie Pate remains a member as the developer). He did not receive any nominations from property owners and no nominations were made from the floor. A motion was made to re-elect the current board standing for re-election by acclamation. The motion was seconded and approved.

Unfinished Business

Street Dedication

The handout concerning unfinished business was discussed. A motion was made by Shannon Ober to not revoke the public/private vote. The motion was seconded but not voted on.

A motion was made by Richard Hall to adhere to the results of the vote in August, 2009 to dedicate the streets to the Parish. The motion was seconded. Ober indicated she would withdraw her motion in favor of Hall's motion. The motion was not voted on. A motion was made by Keith Couture to table

Richard Hall's and Shannon Ober's respective motions. (A motion to "Lay on the Table" takes precedence over any main or subsidiary motions and is undebateable.) This motion was seconded and voted upon. The motion to table Ober's and Hall's motions was approved. The developer's shares by proxy were used to approve the motion.

A motion was made by Steven Breaux for the Board of Directors to develop a mechanism to study the start of an escrow fund for future capital improvements. The motion was approved, but not voted on. A motion to table Breaux's motion was made by Michael Ledet. The motion was seconded and voted on. The motion to table Breaux's motion was approved. The developer's shares by proxy were used to approve to the motion.

Special Assessment

The special assessment of \$1900 is due today. Bailey Morse explained the process to be used to collect delinquent assessments. Property owners who have not paid the assessment in full by March 12, 2012 will be sent a "demand" letter outlining the legal steps that will be taken to collect the debt which includes filing a law suit with the Justice of the Peace in small claims court if the payment is not received within seven days from receipt of the letter. The suit is favored over filing a lien since it will expedite the collection process. The Board is agreeable to working out a payment plan wherein a hardship can be demonstrated.

Lot 229

The parish has cited the lot owner for bringing fill onto a wetlands area in violation of the EPA's wetland rules. There have been several hearings between the parish and the lot owner. The parish reports that the lot owner is trying to work something out with the EPA. Another hearing is scheduled for March 7.

New Business

Adjournment of meeting 9:15pm