

River Oaks Annual Homeowners Meeting
February 27, 2014
River Oaks Clubhouse
8:00 PM following Special Meeting

These minutes were done with the aid of a recording device.

Kevin Seal stated all proxies needed to be turned in before the meeting for both the Special and Annual meeting as stated in the By Laws.

The annual meeting was called to order by Jim Rowalt. He announced that a quorum was present with the developer's proxy.

Jim Rowalt introduced himself and the current board members Bennie Daigle, Kevin Seal, Laurie Blasini, and John Curren. Charlotte Boswell Hoolihan the clubhouse manager, Pat McGee from GNO Property Management and Attorney Bailey Morse were also present.

Proof of notice of the Annual meeting was in a letter dated 12/28/13 mailed to property owners.

Handouts included in packet for homeowners are agenda, 2013 Annual meeting minutes, 2013 Financials, 2014 Budget, ballot for board of directors vote and capital maintenance report.

Dr. Kluchin, a property owner, stated that at last year's meeting we talked about going door to door for homeowners' votes since it is such an important vote and he wanted to know why we did not do that. Jim replied that we talked about using the block captains being involved but nothing was finalized. Emails were sent to homeowners on file with GNO Management. John Curren pointed out that no one was prevented from going to neighbors and encouraging them to vote on this issue.

Ms. Steib stated she did not receive notice of meeting or vote.

Stephen Zorrilla stated that the ballot sent out by the board had incorrect information (date of meeting and wrong fax number). He claimed that no one from the board must have proofread the information. Jim and other board members assured Mr. Zorrilla that the ballot and letter was proofread by the board but the errors were missed. Mr. Zorrilla thinks we should have extended the time to vote due to a faulty ballot.

Another homeowner stated that the issue with the streets has been going on for so long that anyone that wanted to vote would have been aware of the meeting and impending vote.

A motion was made to dispose of reading last year's meeting minutes. It was seconded.

Reports of Officers

Review of Financial Statements

Jim stated that balance sheet and income statement are included in packet for review. Ed Conway CPA made a compilation review of the financial statements, assets, liabilities, and capital accounts for the year ending December 31, 2013. He stated that GNO prepared the balance sheet differently than we have in the past. The balance sheet shows Accounts Receivable of \$61,900.00 compared to \$35,000 last year. Breakdown of the difference includes \$19,000 in Special Assessments that are unpaid from the developer's lots that have tax liens and may not be collectible, unpaid dues from 2012 in the amount of

\$20,830 and unpaid 2013 dues of \$14,804.00. The balance was made up of fines, fees, and uncollected legal fees.

Fixed Assets were increased due adding the signage of \$38,000.00 and completing the street maintenance project for \$7,000.00. Ms. Steib asked why money was spent on street signs when we have drainage issues that need to be addressed. Mr. Conway stated that new signage was needed to dedicate the streets to the parish. Funds for new signage were included in Special Assessment.

The income statement shows a net income of \$55,465.74 which has accrued income from the special assessment of \$19,852.27 for the developer's 10 lots sold in tax sale. Ms. Steib questioned why names of delinquent homeowners are not public knowledge.

Jim stated that 6 homeowners have not paid the Special Assessment and between the Special Assessment and regular dues that are also delinquent they owe approximately \$25,000.00 to the Association. A homeowner questioned what happens to homeowners that don't pay dues. Jim stated they receive a demand letter from our attorney and we place a lien or initiate a Justice of the Peace lawsuit.

Homeowner questioned what are consequences other than loss of voting privileges due to being delinquent? Delinquent homeowners are not allowed use of clubhouse or pool facilities.

Ed Conway stated that with respect to the budget everything was pretty much in line. Money allocated for pool repairs was under budget.

Operational Budget

Jim presented 2014 Operating Budget. Our income is projected to be \$172,536.00 which includes an annual assessment of \$624 from 268 developed lots and \$312 from 17 undeveloped lots. Late fees and interest are not included in the budget although we always collect some. Swim fees and clubhouse income was about the same as last year. Other income includes accrued legal fees. Total revenues are approximately \$185,061.

Forecasted expenses for 2014 are GNO property fees at \$4/month per lot. Swimming pool expenses are about the same as last year. Some work was done but more work is needed and is in the budget. Jim stated expenses are expected to be about the same as last year.

Mitch Salmere made motion to pass budget and it was seconded.

Reports of Committees

Capital Improvement/ Maintenance Committee

Bennie Daigle stated that all street signage, stop signs and warning signs were replaced as per parish standards.

He stated the association completed eight drainage projects and made some minor repairs at the clubhouse and pool area.

Proposed work is camera surveillance. Cameras will be located on River Oaks Drive in front of the clubhouse and will be able to read incoming and outgoing license plates. Proposed sign to include "subdivision under video surveillance ". Jim pointed out that the pond is leaking water through the

spillway and we have a proposal from an Engineering firm to repair. The estimated cost is about \$5800 to do the work which is included in the budget.

Homeowner asked about standing water on Vesper Lane. Bennie said this area was not proposed work at this time but we could look at it.

Homeowner asked who to report drainage problems to. Jim stated GNO or a board member.

Covenant Review Committee

Pat McGee stated that he does a bi-weekly drive by looking for covenant violations. If you see a violation please report to him at GNO. Boats, trailers and garbage cans are biggest problem.

Homeowner pointed out window AC unit are a problem and if violation letters are issued for them. Jim stated there is no covenant against window AC units. Homeowner proposed making it a covenant violation and sending letters to current homeowners with visible units. Jim said ones present could be "grandfathered" in. He stated that all present AC units visible from the street will be documented. Bray stated we need to change covenants to prevent installation of window AC units. Mr. Bray made a motion that all window AC units visible from the street be removed. No homeowners grandfathered in and no new AC units installed.

Homeowner complained about parking on lots other than driveway. Jim stated it is a violation and all homeowners can report violators. After third violation there is a \$50 fine. Fines not paid will accumulate on the property owner's account.

Homeowner concerned with speeding. Homeowners are to call police and make report and officer will come out and investigate.

Architectural Review Committee

Jim stated that 18 plans submitted for approval for pools, fences and tree removal.

Pool Committee

Kevin stated Charlotte is the pool manager. Charlotte said pool season begins April 1-October 15. Please see her if you need to purchase a pool gate key. She stated the hours of the pool, lifeguard hours and pool closed on Monday for cleaning. Bennie stated prices for clubhouse rentals will be increased as of March 1. Charlotte will include new fees and pool information in her email.

Election of Directors for 2014

Bradley Hayes expressed interest in joining board and current BOD is seeking re-election. Donnie Pate is automatically on the Board as developer. There were no other nominations from the floor. Vote taken by acclamation and board re-elected along with new board member Bradley Hayes.

Unfinished business

1. Street dedication was discussed at the Special Meeting held earlier.
2. Voting eligibility was restricted to property owners who are current on all their assessments as per the 14th amendment to the Restrictive Covenants.

Other

Mr. Zulli requested the board to get back with him within 2 weeks to address the drainage issue in his yard. Jim assured him the work will be done but the land must be dry and it is wet now.

Ms. Steib questioned the status of her drainage issue. She claims she has been waiting for 8 months for the work to be done. She stated she has made countless attempts to contact the board and GNO about her problem and cannot get an answer.

Mr. Bray questioned again the changing of covenants to have window AC units covenant violation. His motion was noted previously in minutes.

Ms. Shea expressed her concern about speeding and go karts in the neighborhood. Jim instructed homeowners to call the police when they witness speeding and illegal go karts and golf carts.

Mr. Wright questioned what can be done about the blocked drainage causing water to stand on street. Jim stated he could ask the lawn maintenance to blow leaves out of blocked drains.

Mr. Wright asked about installation of solar panels. Jim stated that installation must be approved by ARC.

Bailey Morse noted that the board is attempting to make it easier to get the required votes necessary to make changes requested by the homeowners. She said Donnie Pate tries to stay clear of making decisions for the homeowners. He does not want to be the deciding power.

New Business

John Curren suggested establishing a drainage committee to assist the board members. A motion made by Ms. Steib to establish a drainage committee. It was seconded by Mr. Wright.

Adjournment

Meeting adjourned 9:40pm