

River Oaks Annual Homeowners meeting

February 24, 2011

River Oaks clubhouse

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 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 members: Jim Rowalt, Kevin Seal, Laurie Blasini, Shannon Ober, Michaelle Scelfo and Donnie Pate. Clubhouse manager Charlotte Boswell Hollihan and Councilman Reid Falconer were also present. Board member Bennie Daigle was excused from the meeting.

Review of the agenda

Jim Rowalt reviewed the meeting's agenda. Jim described the meeting handouts, 2010 ROA minutes, 2010 financials, 2011 budget, and ballot for BOD vote. Jim Rowalt stated that Shannon Ober would be resigning from the BOD.

Jim Rowalt asked if anyone wanted to add anything to the agenda.

Review of 2010 Annual Homeowners meeting minutes

Jim Rowalt asked for a motion to dispense with the reading of the 2010 minutes since a copy of the minutes was included in the handouts for tonight's meeting. A motion was made, seconded and approved unanimously by the property owners present.

Reports of Officers

Mr. Ed Conway CPA reviewed the financial statements, assets, liabilities, and capital accounts for the year ending December 31, 2010.

Review and Adoption of Operating budget for 2011

Jim Rowalt reviewed the proposed budget and explained that it remains close to the 2010 expenditures. After a brief discussion, a motion was made to approve the budget. The motion was seconded and 2011 budget was approved.

Reports of Committees

Covenant Review Committee

Kevin Seal stated that most violations were for overnight on street parking, and boats and trailers parked in driveways.

Architectural Review Committee

Jim Rowalt indicated that the Committee reviewed 9 plans in 2010 for pools, fences and one home.

Pool Committee

Shannon Ober stated that the key access was very successful over the summer. She said everything went smoothly and there were no major problems. She thanked all the homeowners that volunteered to help with the committee.

The Board had also decided to allow swimmers to use the pool during the closed season (November through April) if they signed a hold harmless agreement. The Board had determined that no additional costs would be incurred to maintain the pool during the closed season. Shannon stated that pool access keys are reusable and a day is planned for issuing new keys will be set at the clubhouse.

Election of Directors for 2011

Jim Rowalt stated that the current Board of Blasini, Daigle, Pate, Rowalt, Scelfo and Seal would stand for re-election with the exception of Shannon Ober. He stated that he had not received any nominations from other property owners to serve. He asked for nominations from the floor. There were none. A motion was made to re-elect the current board standing for re-election. The motion was seconded and approved unanimously.

Unfinished Business

Street Dedication

Jim Rowalt stated that we voted previously to dedicate the streets to the parish. The board has been working with the parish attorney, our attorney, and Councilman Reid Falconer to move the process along. Scalfano Engineering surveyed the streets in December, 2010 to determine the work needed to repair the streets to Parish standards. Members of the Board met with our councilman, Reid Falconer, and Parish staff in February, 2011 to discuss the dedication process.

Parish Engineering and Public Works were furnished a copy of Scalfano's report and they have since jointly inspected the streets. They accepted Scalfano's report with some additional areas requiring work including street drainage.

We have been advised that dedication of the streets will require that we use standard Parish signage. They indicated that the current street signs will have to be replaced. Also, once the streets have been dedicated, legal street parking is permitted and the subdivision restrictive covenant prohibiting on-street parking would no longer be valid. We can ask for a no parking ordinance from the Parish if we want to continue no parking on the streets; however, there is certainly no guarantee that such an ordinance will pass.

The Parish has indicated the speed humps will have to be removed as well as the white warning posts in the street from the right of way.

We are preparing a cost estimate for the work which will be the basis of a special assessment.

Special Assessment

A letter calling for a meeting will be sent to property owners in early April with a ballot to vote on the special assessment. If the assessment passes, collection of the assessment will begin immediately. The expectation is that the special assessment will be collected within 3 months. The assessment will have a contingency factor to account for delinquent collections and potential changes in the cost of the project from the time of the assessment to bidding the work. Once the total assessment has been collected, the work will be competitively bid. The work will commence after selecting the lowest bid from a qualified contractor.

At the meeting a motion was passed that we should reconsider a new vote on dedicating the streets to the parish if the street work resulting from the special assessment would bring the streets into compliance with parish standards.

Upon completion of the work, and assuming that the property owners approve dedication of the streets to the parish in a final vote, we will make application to the Parish Planning Commission to amend the final subdivision plat to show the streets are public.

Once the plat has been amended then we will ask the Parish Council for an ordinance to include the streets into the roadway system and provide funding for upkeep.

New Business

Lot 229

A meeting with a parish judge is set for March 15, 2011 to discuss status. Lot owner is in violation due to too much fill on lot.

Adjournment 8:20pm