

River Oaks Annual Homeowners Meeting
March 7, 2013
River Oaks Clubhouse
7:00pm

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

The meeting was called to order by Jim Rowalt. He stated that he had the developer's (Donnie Pate) proxy and there was a majority of the total voting power present which constituted a quorum. Proof of the meeting was the January 4, 2013 assessment letter. The proxy was given to the board secretary, Laurie Blasini. He stated that he would chair the meeting with the assistance of a professional parliamentarian.

Introduction of Board of Directors

Jim Rowalt introduced the current board members: Jim Rowalt, Bennie Daigle, John Curren, Laurie Blasini, Michaelle Scelfo, and Kevin Seal. Clubhouse manager Charlotte Boswell Hoollihan, attorney Bailey Morse and Pat McGee and Robert Phillips with GNO Property Management were also present. Parliamentarian Allison Wallis was introduced to help conduct the meeting according to Robert's Rules of Conduct. Donnie Pate was not present.

Homeowner Keith Couture questioned the board why Donnie Pate still has his B shares to vote. Jim Rowalt indicated that the restrictive covenants provide that his B shares will continue until January 1, 2020 or until he voluntarily gives them up.

Jim described the handouts which included the agenda, 2012 annual meeting minutes, 2013 proposed operating budget, 2012 income statement from GNO Property Management, BOD ballot, updated report of maintenance/construction, report of history of street maintenance, and BOD response to anonymous post card.

Jim proposed that the reading of last year's minutes be disposed of since they are included in the handout. Homeowners were given a few minutes to look over the 2012 minutes. A motion was made by Roger Simpson to accept the minutes, seconded by Eric Short 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, 2012. He stated that his report was a compilation of the Homeowners Association's 2012 financial information and was not an audit or review. He also stated that he was not independent with respect to the Association since he is a resident.

Resident Darrel Guidroz asked if the BOD could publish the delinquent homeowners in the newsletter. Bailey Morse stated that the Association could publish delinquent homeowners but suggested using lot numbers instead of resident names. Roger Simpson asked what percent of the homeowners are delinquent on the Special Assessment. Jim stated 11 homeowners owe the Association approximately \$18,200 which is 4-5 percent of the total special assessment. Liens will be placed tomorrow on these properties.

Operating Budget

Jim Rowalt reviewed the proposed budget and explained that revenues will increase due to the increase in the annual assessment and expenses reflect a reserve category partially funded by the increase in the annual assessment.

Shannon Ober questioned the purchase of the conservancy area acquired in 2011 by paying back taxes owed by the developer. Jim stated that the association pays approximately \$180 in taxes a year for the acquired property and the property was donated to the association by the developer in 2012.

Jim said the Association is \$251 in the black for the year 2012.

The proposed 2013 budget includes increased revenue from a 10 percent increase of the regular dues. Expected revenue from this increase is approximately \$15,000. Also included in the proposed budget is the assessment of each lot of \$4 per month for GNO Management. Pool expenses are estimated to be \$12,000-15,000 for the year due to needed updates and repairs for the upcoming summer season. Legal fees are also increased due to legal action taken against delinquent homeowners. Jim stated that the cost of property insurance has decreased.

A motion was made by Keith Couture to adopt the proposed budget and was seconded by Roger Simpson.

Reports of Committees

Covenants Review Committee

Pat McGee from GNO Property Management stated that 36 violation letters were sent by BOD from January-June 2012. In July 2012 when GNO Management took over covenant violations 91 violation letters were mailed just for garbage can violations. This number has since decreased to approximately 21-22 letters. Violation letters are being sent for violations of boats and trailers. Pat stated that violation letters should continue to decrease as homeowners realize GNO is serious about covenant violations.

Suzanne Allison stated she was having a problem with Waste Management customer service. Waste Management was continuing to bill her for a recycling fee which she discontinued. Jim Rowalt will contact customer service to correct the problem.

A homeowner complained about speeding throughout the neighborhood. They were instructed to contact the sheriff's office. Pat said GNO has a radar check that we can put on River Oaks to make drivers aware of their speed.

Architectural Review Committee

Jim Rowalt stated that there were 18 plans presented to the committee for approval in 2012. These include tree removal, pools, additions to homes and driveway widening.

Pool Committee

Kevin Seal stated that an email was sent by Charlotte about the upcoming pool season. Pool opens on March 30-October 31. Lifeguards present on weekends beginning in May. Lifeguards present during week beginning May 23-July 10. After July 10 lifeguards will be present on weekends only. Key card access is 7 am to 10 pm except Monday when the pool is cleaned and 8-10am for swim team practice. Property owners not current on their assessments inclusive of late fees and interest will not be allowed access to pool and clubhouse facilities.

Capital Improvement Committee

Bennie Daigle stated improvements were made to pool. Return lines and circulation pump were replaced 2 years ago at cost of \$8,000. Upgrading drains, repairs to deck and installation of timers on lighting. The motor on the fountain in pond was shorting out and was repaired. GNO now services maintenance of fountain. Clubhouse sign with new restrictive covenant sign was installed and existing sign painted. A new catch basin was installed on River Oaks Drive.

Election of Directors

There were no nominations for seats on the board. The current board was re-elected unanimously.

Unfinished Business

Street Dedication Status

Jim stated that the asphalt work on the streets is complete. The street signs were not done because the BOD is still waiting for approval of architectural type signs by the parish. Jim stated that parish is requiring new reflective stop signs and crash worthy poles conforming to federal standards. Approximate cost of stop sign replacement and new street signs is estimated to be \$34,000. After the signs are installed an inspector from parish engineering will inspect the streets and signs to confirm they meet parish standards for acceptance into the parish road system. A Letter of Credit (approximately \$213,000) for 2 years may be required by the parish as part of street dedication. The BOD is currently trying to get a waiver from the Letter of Credit requirement and is working with our parish councilman, Marty Dean. If we are unsuccessful in getting a waiver, we may have to vote on a special assessment to provide the funding for the credit matter. This could possibly require a special

assessment of \$800 per lot. This money could be refunded to property owners if no work is required within the 2 year period. Jim also stated parish requirements for street dedication have become stricter and that no streets have been dedicated to the parish since 2009.

Edward Carrick wanted to know the pros and cons of street dedication.

Scott Capace asked if the current speed bump is acceptable to the parish. Jim stated yes but the white posts throughout neighborhood would have to be removed if the streets are dedicated.

Mark Boudreaux asked what is the next step to dedicate. Jim Rowalt indicated that after the inspection and approval by the parish engineering, an application will be made to the planning commission to amend the final plat to indicate the streets are public and to ask the council to take the roads into the system.

Sonya Newman asked the purpose of dedicating the streets to the parish. The primary purpose of dedicating the streets to the parish is that the parish will be responsible to maintain them.

A motion was made by Pierre Timmerman to revoke the public/private motion to reconsider dedication after the streets are brought up to parish standards. Shannon Ober seconded the motion. A point of order was made by Keith Couture that he objected to allowing the proxy votes to be counted since they were not collected and counted prior to meeting which is required by the restrictive covenants. Richard Hall could not understand why we could not vote tonight., After consultation with Allison Wallis the parliamentarian and our legal representative, Bailey Morse it was concluded that 51 percent of A shares were needed to pass a motion and there were not 151 A shares at the meeting There were 103 property owners present at tonight's meeting. Pierre Timmerman made a motion that we have a special meeting to conduct a vote within 45 days. It was seconded by Michael Alker.

A suggestion was made to include a list of pros and cons and approximate cost to dedicate and not dedicate in a letter announcing meeting to include vote. A homeowner suggested having a vote on a designated date at the clubhouse. Several homeowners volunteered to help with the vote. Volunteers included Shannon Ober, Klm Wood, Lou Gomez, Jolie Legron, Cindy Harbison, Karen Buccola .

New Business

A notice was made to consider amending the by-laws to prohibit property owners who were not current with their assessments from voting.

Meeting Adjourned 9:45pm