

River Oaks Annual Property Owners Meeting  
February 22, 2018  
River Oaks Clubhouse  
7:00 PM

Jim Rowalt stated all proxies needed to be turned in before the meeting is called to order as stated in the By Laws. No proxies were provided from the meeting floor.

The annual meeting was called to order by Jim Rowalt. He announced that a quorum was present since he had the developer's proxy. The developer's proxy was provided to Annette Curren, board secretary, which is in existence until January 2020. Annette counted 24 people in attendance.

Jim Rowalt introduced himself and indicated he would chair the meeting. The current board members Annette Curren, Bennie Daigle, Tim Wright, and Dane Geyer were introduced. Bradley Hayes was excused. Charlotte Boswell, Facilities Manager with Safewater and D. J. Audibert and Dwayne Schafer with GNO Property Management were also present.

Proof of notice of the Annual meeting was in a letter dated 12/28/17 mailed to property owners.

Handouts included in the meeting packet were the agenda, 12/28/17 first half assessment and annual meeting notice letter, 2017 annual meeting minutes, 2017 GNO financials, 2017 proposed budget, the 2018 capital maintenance report, and a ballot for board of directors vote.

Mr. Rowalt stated that the meeting would be conducted according to Robert's Rules of Order.

Jim Rowalt indicated a motion to dispose of reading last year's meeting minutes. It was seconded by Ed Conway.

Reports of Officers

#### Review of Financial Statements

Ed Conway CPA made a compilation review of the financial statements, assets, liabilities, and capital accounts for the year ending December 31, 2017. Ed indicated some of the items noted in GNO's statements were not in line with POA records. He received the 54-page detailed financial packet from GNO on the day of the annual meeting and had not had a chance to review in detail prior to the annual meeting. He indicated GNO would be sending out a corrected statement to property owners upon further review by Ed, Jim and Bennie. An attendee expressed concern about not presenting correct information for an annual meeting. Jim and Bennie, board treasurer, assured meeting attendees that all funds are accounted for. The difference is based on transferring and reporting funds relative to the reserve accounts for capital projects.

#### 2018 Operating Budget

Jim presented the 2018 Operating Budget. Total income is projected to be \$236,486, which includes an annual assessment of \$624 from 270 developed lots and \$312 from 15 undeveloped lots as well as a special assessment for street maintenance and repairs of \$200 from 285 developed and undeveloped lots. Late fees and interest are not included in the budget although we always collect some. The annual assessment remains the same as 2017. Non-resident swim fees (\$400) and clubhouse income are projected to be \$4,000 and \$1,700 respectively. Total expenses are forecasted to be \$236,271. Jim

reviewed the larger expense items and indicated GNO Property Management fee remains the same at \$5.35 per lot.

The six categories that will incur 86% of the expense budget are as follows:

- 22% - pool
- 21% - reserve
- 12% - utilities
- 11% - roads and ditches
- 11% - landscaping/mowing
- 9% - GNO/office administration expenses

Jim asked for a motion to approve the budget. This motion was seconded and the budget was approved by a voice vote from attendees.

#### Covenant Review Committee

Dwayne Schaffer, GNO Covenants Manager, provided his report. He indicated he does a bi-weekly drive by looking for covenant violations. Violations are re-inspected at that time. Jim encouraged homeowners to report any violations to GNO. An inquiry was made regarding the process for handling repeat offenders, which was discussed relative to fines assessed to homeowners. Another inquiry was made regarding consistency with covenant enforcement.

#### Architectural Review Committee

Jim Rowalt stated that 20 plans/requests were submitted for approval. There were three new houses, one extension, three fences, five tree removals, two pools, three boathouses, one landscaping, one driveway extension, one accessory building, and one house modification.

#### Pool Committee

Tim Wright indicated twenty-two new waivers were signed. Pool repairs consisted of replacement of five skimmers, changed out chlorinators for both pools, and replaced baby pool circulating pump.

Charlotte Boswell, Facilities manager, indicated the pool will open for Easter break and then the pool season begins April 1- mid-October. Lifeguards will be available June and July. Please see her if you need to purchase a pool gate key for \$25.

#### Capital Maintenance Committee

Bennie Daigle reviewed the 2018 capital/maintenance report included in the meeting packet, which is detailed below.

#### Major projects completed:

1. Completed several repairs at the pool.
  - Replaced the remaining 5 skimmers
  - Changed out chlorinators for both pools
  - Replaced baby pool circulating pump
2. Completed several drainage projects within the servitudes and streets

- Removed 2 large culvert behind tennis courts that were blocking flow
  - Repaired 4 sink holes around culverts leaving the street
  - Cleaned out 1,000 feet of ditches
3. Completed several Street Improvements as recommended by the committee
    - Completed crack filing of all streets costing approximately \$23,000
    - Completed repairs to 10 area on River Oaks, Carissa and Turnberry
  4. Completed repairs at the Clubhouse
    - Repaired cabinet doors and painted all cabinets
    - Installed new towel dispensers
    - Termite damage repair
    - Replace computer, cameras and DVR due to lightening (Offset by Insurance less \$1,000 deductible)
    - Added sprinklers around the clubhouse
    - Painted and weatherized all windows and doors
    - Repaired water heater
    - Repaired damage cameras due to lightening
    - Replace lights looking at street cameras

Minor projects completed:

1. Completed 62 minor projects, repairs and/or maintenance during the year. These were completed by GNO, Board of Directors and others.
2. The 44 projects completed were:
  - a. 21 at the Clubhouse (Inside and Outside)
  - b. 4 Street issues
  - c. 9 Pool issues
  - d. 9 Miscellaneous issues (Web site, Common area, trees)
  - e. 3 Pond issues
  - f. 2 Tennis court issues

**2018 Proposed Projects in the 2018 Budget**

1. Repair some decking on the pool
2. Planning on replacing/rebuilding 8-10 pool fence panels
3. Replace 7.5 HP circulating pump for pool. Will be charged to capital reserve fund
4. Plan to complete some Street Improvements as recommended by the committee.
5. Plan to complete some Drainage Projects within the servitudes and streets.
6. Planning on some minor landscaping around the entrance sign.

Election of Directors for 2018

Jim Rowalt indicated that Directors are elected each year. The By Laws allow up to 7 directors. Jim reviewed the ballot and asked for nominees from the meeting floor. The current BOD (Curren, Daigle,

Wright, Geyer, and Rowalt) are seeking re-election. Bradley Hayes did not stand for re-election. Donnie Pate is automatically on the Board as developer. Henry Hunter expressed an interest and was acknowledged amongst the meeting attendees. There were no other nominations from the floor. Motion made to accept the vote by acclamation and the motion was seconded. Vote taken by acclamation and current board members were re-elected and Henry Hunter was elected.

#### Unfinished business

It was noted at the 2017 annual meeting that three new homeowners were in attendance that had not yet received a welcome packet. D.J from GNO indicated that these are usually delivered within 30-60 days of notification. These new residents were under this stated period when GNO records were reviewed after the 2017 annual meeting.

Annette Curren requested volunteers for Block Captains as the board tries to re-vamp this program. The intent is for Block Captains to assist with notification of new homeowners and plan/coordinate events within the subdivision. Another callout was made at the annual meeting. This program re-vamp is still in process.

#### New Business

A motion was made regarding adding additional speed bumps to the subdivision. The motion was seconded. Discussion commenced around the type and height of the speed bumps. Motion noted by the board to address at the upcoming April board meeting.

#### Adjournment

Motion to adjourn the meeting at 8:32 PM was made. It was seconded.