

River Oaks Property Owners Annual Meeting
February 28 2019
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. All 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 and a copy was included in the meeting handout. There were approximately 45 residents in attendance along with all six board members.

Jim Rowalt introduced himself and indicated he would chair the meeting. The other current board members present were Annette Curren, Bennie Daigle, Tim Wright, Henry Hunter, and Dane Geyer. They were introduced by Jim Rowalt. Charlotte Boswell, Facilities Manager with Safewater, had an excused absence. D. J. Audibert, with GNO Property Management, was absent and was represented by Dwayne Schafer, GNO Covenant Manager.

Proof of notice of the Annual meeting was stated in a letter dated 12/28/18, which was mailed to property owners.

Jim Rowalt reviewed the agenda. Handouts included in the meeting packet were the agenda, copy of the developer's proxy, 2018 annual meeting minutes, 2018 GNO financials, 2019 proposed budget, river oaks street repair estimate worksheet, the 2018 capital/maintenance report, 2019 proposed projects report, and a ballot for board of directors vote, and the 2/15/19 letter and ballot for the three proposed projects on Traffic Control, Safety Control, and Dog Park.

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. Motion was seconded by a resident in attendance.

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, 2018.

2019 Operating Budget

Jim presented the 2019 Operating Budget. Total income is projected to be \$238,911, which includes an annual assessment of \$624 from 274 developed lots and \$312 from 11 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 2018. Total expenses are forecasted to be \$173,759. Jim reviewed the larger expense items and indicated GNO Property Management fee remains the same at \$5.35 per lot. He also explained why GNO's financial sheets showed two banks Whitney and Iberia, which is based on transition of GNO's new accounting process. Additionally, Jim reviewed from the proposed budget handout the activity in the two reserve accounts – capital projects and street maintenance. The capital project fund expenditure for 2018 was the cost of the replacing the pool pump. The street maintenance

fund expenditure for 2018 was the street repairs to River Oaks, Bradford and Greenluster and the four catch basins on River Oaks Drive.

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

REPORTS OF COMMITTEES

Covenant Review Committee

Dwayne Schaffer, GNO Covenants Manager, provided his report. He indicated GNO uses a three-letter system:

1. First violation – resident notified and given 15days to correct
2. Second violation – letter includes stronger language about enforcement; fines may be possible
3. Third violation – letter with fine indicated

Dwayne indicated notice of violations comes from him, board members and residents. 2018 activity noted: 199 letters based on 215 violations (some letters had multiple violations). Most noted violations are: trash cans being left out after collection; lawn and garden maintenance; trailers in resident's driveway; and overnight-street parking on a regular basis.

Architectural Review Committee

Jim Rowalt asked for a volunteer to join the committee as there are only two members since one member left this year. He stated that 18 plans/requests were submitted for approval. There were three new houses, one house extension, three fences, three tree removals two swimming pools, two driveway extensions (1 rejected), one accessory building (rejected), one landscaping, one culvert and one tree house.

Pool Committee

Tim Wright indicated all new pool chairs have been purchased and will be put out at the start of the new pool season.

Capital Maintenance Committee

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

Major projects completed (Items over \$1,000):

1. Major items completed at the **Clubhouse:**
 - a. Installed new flooring in Kitchen and Storage room
 - b. Cut dead trees in Playground
 - c. Power washed the Clubhouse and Sidewalks
2. Major items completed at the **Pool:**
 - a. Replaced Large circulating pump; second pump was rebuilt for \$750 as a back-up
 - b. Replaced 5 Fence panels and modified 2 Fence panels
 - c. Repaired upper left side pool deck
 - d. Repaired two skimmers
 - e. Replaced drain at gate and added drain lines around pool

- f. Repaired and replaced three in-pool lights
- 3. Major **Drainage** items completed:
 - a. Cleaned out Bradford Servitude
 - b. Cleaned out Winterberry Servitude
 - c. Cleaned out Greenluster Servitude
 - d. Repaired Culvert crossing on Turnberry
 - e. Cleaned out catch basin runs on River Oaks Dr
- 4. Major **Street** items completed:
 - a. Made 7 minor repairs on several areas on River Oaks, Bradford and Greenluster
 - b. Repaired 4 catch basins on River Oaks Dr
- 5. Major **Landscaping** items completed:
 - a. Rebuilt the flower bed at the subdivision sign
 - b. Cut out some of the trees in the median
 - c. Cut overhanging trees on streets

Minor projects completed:

- 1. Completed 63 minor projects consisting of repairs/maintenance during the year. These were completed by GNO, Board of Directors and others.
- 2. The 63 projects completed were:
 - a) 21 Clubhouse items (Inside and Outside)
 - b) 12 Pool items
 - c) 12 Drainage items
 - d) 9 Landscape items
 - e) 6 Subdivision items
 - f) 3 Pond items

2019 Proposed Projects in the 2018 Budget

- 1. Items planned at the **Clubhouse**
 - a) Painting of the clubhouse railings
 - b) Tree removals in the playground area
 - c) Power washing
 - d) Bar-B-Que Pit installed
 - e) Minor Maintenance as needed
 - f) Purchase new chairs for the meeting room area
- 2. Items planned at the **Pool:**
 - a) Paint ½ of the Pool Fence
 - b) Modify several Fence Panels
 - c) Buy new Lounge Chairs (Purchased in January)
 - d) Pressure wash and refurbish table and chairs
 - e) Major and/or minor maintenance as needed
- 3. Items planned for **Drainage:**
 - a) Ditch cleaning on Vesper, Copperman and Smoketree
 - b) Culvert cleaning on several culverts that are ½ full of silt and dirt
 - c) Clean other major servitudes as needed depending on funding
- 4. Items planned for **Streets:**

- a) Repairs to street damage on River Oaks Dr from Hardy to Carissa
 - b) Repairs to street damage on Lantana Ct and Bradford Ct
 - c) Overlay of River Oaks Dr from Hardy to Carissa, Lantana Ct and Bradford Ct.
 - d) Other minor repairs on other streets as they become necessary
5. Items planned **for Landscaping**:
- a) Remove more of the Pear and Wax Myrtle trees in median
 - b) Additional landscaping around Clubhouse and in the median
 - c) Remove hanging trees on streets
6. Other **items of interest**:
- a) Pond Maintenance
 - b) Fountain Maintenance
 - c) Tennis Court Power washing
 - d) Other miscellaneous items as needed

Election of Directors for 2019

Jim Rowalt indicated that Directors are elected each year. He said that the December 28, 2018 letter establishing the meeting date also indicated that anyone interested on serving on the Board should contact him. He said that he had not been contacted by anyone. The By Laws allow for 3 to 7 directors. Jim reviewed the ballot and asked for nominees from the meeting floor. The current BOD (Daigle, Wright, Geyer, Hunter and Rowalt) are seeking re-election. Annette Curren did not stand for re-election. Donnie Pate is automatically on the Board as developer. Shannon Ober was nominated from the floor. Shannon accepted the nomination 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 Shannon Ober was elected.

Unfinished business

Annette Curren requested volunteers for Block Captains for two locations:

- Block area #12 - 1601-1616 Bradford Court and 830-839 River Oaks Drive
- Block area #15 – 580-588 Greenluster and 709-722 and 804-808 River Oaks Drive

The intent is for Block Captains to help notify the board about homeowner changes and assist with the newsletter distribution similar to the one delivered in January 2019. Another callout was made at the annual meeting for these areas.

Relative to the corrected 2017 financials, a mail out was made to residents with the 2018 second assessment.

Traffic Control – board discussed at April board meeting and subsequent board meetings throughout the year. A proposal is to be addressed under New Business. In addition, several homeowners asked if the board could investigate means to reduce the speeding that is happening on River Oaks Drive. Bennie Daigle reported that he will have the Capital committee investigate the issue.

New Business

Meet and Greet BBQ is scheduled for Saturday, June 1, 2019 and will be sponsored by Butler Ball, Re/Max and Sandy Baker, Prime Lending.

Waste Management dumpster date – residents in meeting voice voted not to have this occur in 2019 after hearing from the board that a resident monitored volunteer system would have to be put in place to control the abusive dumping which occurred in 2018.

Traffic Control Project, Item #1 on ballot; Safety Control Project, Item #2; Dog Park Project, Item #3 – Dane Geyer presented an overview of the three proposed projects. A handout was provided to residents in attendance providing details relative to the three proposals. The board answered questions from residents relative to the proposed projects after the presentation.

Vote on Projects

Residents were asked to submit completed ballots. Jim Rowalt indicated the voting results would be sent by e-mail from GNO on Friday, March 1st.

Adjournment

Motion to adjourn the meeting at 9:02 PM was made. It was seconded.

Addendum – Voting Results

----- Original Message -----

Subject: River Oaks: Annual Meeting Voting Results

From: "DJ Audibert, GNO Property Management" <dj@gnoproperty.com>

Sent: Friday, March 1, 2019, 2:22 PM

Dear River Oaks Property Owners

The results of the voting at the Property Owners Annual meeting held on February 28, 2019 are:

Item #1 Traffic Control Project - 11 Yes, 80 No

Item #2 Traffic Safety Project - 24 Yes, 67 No

Item #3 Dog Park Project - 28 Yes, 62 No

All proposed projects were rejected. Thank you for your participation.

Sincerely,

River Oaks Board of Directors

By - DJ Audibert, Property Manager

GNO Property Management, LLC

DJ@gnoproperty.com