

RIVER OAKS PLACE COUNCIL OF CO-OWNERS, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 1, 2010
MINUTES

The Board of Directors meeting for River Oaks Place Council of Co-Owners, Inc. was called to order at 7:08 p.m. Present were board members Neil Koenig, Luis Salinas, Ruth Simmons, Sandra Stettler and Lindsey Word; homeowners Tom Fox, Mae Holm, and Gretchen Umbeck; and Jackie Wright representing the managing agent.

HOMEOWNERS' FORUM

Mae Holm voiced concerns about the watering of landscaping plants and grass. Tom Fox talked about the need to have a quorum for the upcoming Annual Meeting and gave some suggestions on encouraging homeowners either to attend or turn in a signed proxy.

Both Gretchen Umbeck and Tom Fox expressed their interest in running for the board, and management confirmed that their names will be added to the ballot for the Annual Meeting.

SPECIAL APPOINTMENT

Motion was made, seconded and carried to appoint Luis Salinas to the Board of Directors to fill the vacancy left by David Brashear, who resigned from the board effective October 27, 2010.

FINANCIAL REPORT

The Financial Report was reviewed and accepted as presented.

UNFINISHED BUSINESS

Motion was made, seconded and carried to approve the minutes of the October 27, 2010 Board of Directors meeting, Budget Session and Executive Session as written.

Management reported getting notification from the City of Houston's Department of Public Works that a serious error in their water billing had been discovered. This inaccurate billing by the City Water Department meant that for a period of more than two years the cost of the meter for ROP's automatic sprinkler system was billed to

and paid by another condominium community. River Oaks Place has two water meters (one for sprinklers, another for everything else) and during that time, the City had been correctly billing for the other meter. The amount we owe, for which we were not billed, totals \$16,747. Jackie Wright confirmed that funds in that amount have now been processed to the City to correct the account.

Management advised that Larry Hiser and Juan Merida have finished the garage roofs on Building C and Building D is 99% complete. The next roofs to be done are Buildings M, N and O.

It was noted that the Annual Homeowners Meeting will be held on January 18, 2011. Management advised that the meeting place has been booked and the deposit paid.

NEW BUSINESS

The Board discussed the proposed organic fertilizer program to be done in the months of March, June and September by Landscape Management Services, Inc. (LMS). A soil analysis test is included. Motion was made, seconded and carried to approve the program as proposed.

The Board reviewed an invoice from LMS for several areas of new sod, removal of diseased shrubbery along the main driveway, planting of new shrubs in their place and cutting back some Oleanders near the pool to allow more light for the turf below. Motion was made, seconded and carried to approve payment.

There being no further business, the meeting was adjourned to Executive Session at 7:45 p.m.

Approved S/

Date 2-23-11