

## **River Oaks Condominium Association**

### **Board of Director Meeting Minutes**

**1-9-2017**

Meeting was called to order at 6:18 P.M. All directors were present.

Meeting minutes from 8-9-2016 & amended 11-1-2017 Board meeting were approved as written. Minutes from the 9-9-2016 Board of Directors meeting are still pending approval.

A treasurer's report was dispersed and approved unanimously.

It was discussed that the Manager would send out a reminder to all owners that not yet paid the special Assessment as a courtesy.

It was discussed that six owners still need to send in Owner Information update sheets. Management will send a reminder to each of the units that has not responded.

Discussion was had about cleaning carpets in the community room. We will have proposals for the next meeting.

An update on building painting was provided. Management will continue with this and retrieve bids for review.

It was discussed that the doors should be painted when the building is being done. The Board will consider this when they review proposals.

It was discussed that the Parking lot resurface should wait until building painting is complete.

Residents were reminded that they can report any issues directly to management by phone, email, or by using the website feature.

The Board & Management will put together a calendar with important dates to remember.

Discussion took place regarding how we plan to pay for our insurance renewal this year. It was unanimous that we should finance the premiums again this year.

It was determined that Cathy, and the Board will review any contracts related to the Association prior to vendors being hired.

Discussion took place regarding a dog running free in the property. A letter should be sent to advise owner that they could be fined if the pet is not leashed.

Discussion about pest control took place. Ginger will advise if we have any access unit on the next service date.

Discussion about smoking took place. A letter will be sent to owner asking for an ashtray to be used in the future to prevent ashes coming down on neighbors.

The board is interested in an estimate for security cameras. Management will schedule vendors to come in for a bid.

Repair of the roof damaged in the storm was tabled to our next meeting.

Our cleaning contract was discussed and a new one will be negotiated soon.

A letter should be sent to CFL pools advising that we are not happy with the current service, and we should start collecting bids.

Management is to check with Sign Company about replacement of bulbs in sign at entrance.

Discussion about maintenance of the easement on the north side along the fence took place. We will reach out to our neighbor to ensure they are going to continue to maintain this area.

It was decided that we should notify universal that they are no longer the towing company for River Oaks. A new company will be hired and protocol established to prevent false towing.

Our next meeting will be February 6<sup>th</sup> at 6:15 P.M.

Meeting was adjourned at 8:02 P.M.

