



ROYAL OAKS

ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION MEETING OF THE BOARD OF DIRECTORS

Tuesday, February 22, 2022 at 3:30 p.m.

Royal Oaks RCOA Office
11231 Richmond Ave., Suite D111
Houston, TX 77082

I. Call to Order/Establish Quorum

A meeting of the Royal Oaks Residential Community Owners Association, Inc. Board of Directors was held on February 22, 2022 at 11231 Richmond Ave., Suite D111, Houston, Texas. Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:37 p.m. by Board President John Martin.

Directors present

John Martin, President
Larry Pain, Vice President
Diana Durning Gladwell, Secretary
Rodger Sumicek, Treasurer
Maureen Singleton, Director

Others attending

Elise Campagna, RORCOA General Manager
Dante Scott, RORCOA Operations Manager
Shay Bell, RORCOA Assistant Manager
Joe Acuna, RORCOA Maintenance Manager

II. Minutes Review and Approval – December 15, 2021

UPON a motion duly made and seconded, the Board approved the minutes of the December 15, 2021 as presented.

III. Open Forum

No residents were present. No questions or comments were received.

IV. Financial Report

A. December 2021 Financials

Mr. Rodger Sumicek presented the December 2021 Financial Reports and answered questions from the Board related to current expenses, reserve CD program, and operating FDIC limits.

UPON motion duly made and seconded, the Board approved the December 2021 Financial Report as presented.

V. New Business

A. Consideration of Cypress Creek 2022 – 2024 contract

The Board discussed and reviewed the proposed contract from Cypress Creek Pest Control.

UPON motion duly made and seconded, the Board approved to renew the contract with Cypress Creek for mosquito spraying for a three-year period at a cost not to exceed \$132.30 per visit and \$15 per month to be paid from operating funds.

B. Consideration of engineering proposals for bridge evaluations

The Board discussed and reviewed the proposals from BGE and Stanley, Spurling, and Hamilton.

UPON motion duly made and seconded, the Board approved the engineering evaluation proposal from Stanley, Spurling, and Hamilton, Inc. for Richmond and Westpark for an amount not to exceed \$25,000 from the reserve fund.

C. Discussion of Annual Meeting and consideration of HOA now online voting site renewal

The Board discussed and reviewed the information for the upcoming Annual Meeting.

UPON motion duly made and seconded, the Board approved the proposal from Vote HOA Now to renew the on-line election voting site for \$1,028 for the upcoming 2022 Annual Meeting to be paid from the operating fund.

D. Consideration of brick wall repair proposals

The Board discussed and reviewed the proposals from Apex Stucco and LBJ Services.

UPON motion duly made and seconded, the Board approved the engagement of LBJ Services at an amount not to exceed \$51,000 to be paid from reserve funds.

E. Consideration of landscaping proposals for remaining winter weather replacements

The Board discussed landscaping proposals for the remaining winter weather replacements.

UPON motion duly made and seconded, the Board approved an amount not to exceed \$30,000 to complete the winter weather replacements from the operating fund contingent upon approval and oversight by an assigned Board Member.

The Board agreed that Rodger Sumicek would be the assigned coordinating member for the project.

F. Discussion of irrigation watering reduction plan

The Board discussed reduction of irrigation watering.

The Board agreed to work towards a usage reduction of 15% for 2022. Further information would be gathered on the system and management would coordinate with the MUD and Silversand on optimization of the smart meters.

VI. Executive Session

The Board recessed the open Board Meeting at 4:44 pm and convened the Executive Session at 4:46 p.m.

The Board adjourned the Executive Session and reconvened the open Board meeting at 4:59 p.m.

VII. Reconvene to Open Session

During Executive Session, the Board discussed private owner matters, enforcement matters, and personnel matters. The Board took the following actions in open session:

- Approved crediting account 00387-7023 a total of \$579.20 which equals \$339.20 in interest and \$240 in late charges from 2021.
- Approved authorization of RMWBH to proceed with a collection lawsuit for account 00318-7580.
- Approved authorization of RMWBH to proceed with a collection final demand for account 00280-5229.
- Approved the appointment of Thomas Murphy to the Deed Restriction Committee

VIII. Adjournment

There being no further business to discuss, the Board adjourned the meeting at 5:10 p.m.

Respectfully submitted by:



Elise Campagna, General Manager

Approval acknowledged by:


John Martin, President

05/03/22

Date