



ROYAL OAKS

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

Tuesday, January 17, 2023, at 4:00 p.m.

Royal Oaks Country Club

2910 Royal Oaks Club Drive – Board Room

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 January 17, 2023, at 2910 Royal Oaks Club Drive, Houston, Texas. Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:57 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 Acuña, RORCOA Maintenance Manager

II. Open Forum

Five residents were present along with Texas Pride's Operations Manager, Alex Schmid. The topics discussed were trash and recycling service issues, deed restriction concerns, and telecommunication services with new fiber to the community.

III. Summary of Board Action Outside of Open Meeting

The Board took the following actions outside of an open Board Meeting between October 18, 2022, and January 17, 2023.

- Approved proposal #66613 from Silversand Services in the amount of \$9,000 for the purchase and installation of freeze covering for landscape plants.

IV. Minutes Review and Approval – October 18, 2022

UPON a motion duly made and seconded, the Board approved the minutes of the October 18, 2022, as presented.

V. New Business

A. Consideration of waste management and recycling proposals

The Board discussed and reviewed the information presented by Texas Pride.

UPON motion duly made and seconded, the Board approved bidding out the current waste management and recycling contract for consideration within the next 30 days.

B. Consideration of proposals for bridge repairs (Richmond and Westpark)

The Board approved tabling consideration of the bridge repair proposals for reconsideration within the next 30 days.

C. Consideration of proposal for installation of a gas generator for the Main Gate Guardhouse

The Board discussed and reviewed options for a gas generator.

UPON motion duly made and seconded, the Board approved an amount not to exceed \$40,000 from the reserves to install a 26kW Generac natural gas generator for the Main Gate Guardhouse.

D. Consideration of upgrades for camera system

The Board discussed and reviewed the proposals for camera systems.

UPON motion duly made and seconded, the Board approved an amount not to exceed \$27,000 from the reserve funds to upgrade the camera NVR systems at the main gate and remaining exterior entry locations.

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

The Board discussed the Annual Meeting and consideration of HOA now online voting site renewal.

UPON motion duly made and seconded, the Board approved the proposal from Vote HOA Now to renew the on-line election voting site for the upcoming 2023 Annual Meeting for \$1,028 to be paid from the operating fund.

F. Discussion of brick-restocking for community wall

The Board discussed the re-stocking and proposed locations for storage of the bricks.

VI. Executive Session

The Board recessed the open Board Meeting at 5:05 p.m. and convened the Executive Session at 5:07 p.m.

The Board adjourned the Executive Session and reconvened the open Board meeting at 5:16 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:

- Agreed to the proposed amounts for the security professionals holiday bonuses from the guard gratuity program.
- Approved authorization of RMWBH to proceed with a collection lawsuit for account 00514-5410.
- Denied the fee waiver request for account 00414-8078 presented by RMWBH.

VIII. Adjournment

There being no further business to discuss, the Board adjourned the meeting at 5:18 p.m.

Respectfully submitted by:



Elise Campagna, General Manager

Approval acknowledged by:



John Martin, President



Date