



ROYAL OAKS

ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS' ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Tuesday, March 21, 2023, at 4:00 p.m.

Royal Oaks Country Club

2910 Royal Oaks Club Drive – Wine 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 March 21, 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 4:05 p.m. by Board Vice President Larry Pain.

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. The topic discussed was the brightness of the new lighting on Royal Oaks Club Drive. The Board agreed they would investigate ways to dim the existing lighting.

III. Summary of Board Action Outside of Open Meeting

The Board took the following actions outside of an open Board Meeting between January 17, 2023, and March 21, 2023.

- Approved the proposal from Brady, Chapman, Holland & Associates, Inc. in the amount of \$46,811.00 for the 2023 – 2024 insurance renewal package with an effective date of 03/01/2023 and expiration date of 03/01/2024.

IV. Minutes Review and Approval – January 17, 2023

UPON a motion duly made and seconded, the Board approved the minutes of the January 17, 2023, as presented.

****John Martin entered the meeting at 4:15 p.m.****

V. Financial Report

January 2023 Financials

Mr. Rodger Sumicek presented the January 2023 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 January 2023 Financial Report as presented.

VI. New Business

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

The Board discussed and reviewed the proposals from Ballew Construction and Turner Paving & Construction, Inc.

UPON motion duly made and seconded, the Board approved proceeding with the bridge repairs at both Westpark and Richmond for an amount not to exceed \$400,000 to be paid from the reserves to be completed by Turner Paving & Construction.

B. Consideration of proposals to lift low lying areas

The Board discussed and reviewed the locations and proposal for lifting the low-lying areas.

UPON motion duly made and seconded, the Board approved an amount not to exceed \$10,000 to raise the low-lying areas to be completed by Turner Paving & Construction to be paid from reserve funds.

C. Consideration of adding maintenance of MUD #372 pump station area to landscape contract.

The Board discussed and reviewed the locations requested to be added to the landscape contract for maintenance.

UPON motion duly made and seconded, the Board approved adding the maintenance of MUD #372 pump station area to the landscape contract for an annual amount not to exceed \$5000 and negotiate a letter agreement with the MUD regarding maintenance.

D. Consideration of waste management and recycling proposals

The Board discussed and reviewed the proposals for waste management and recycling services.

UPON motion duly made and seconded, the Board approved continuation with the current waste management and recycling contractor Texas Pride.

E. Consideration of landscaping enhancement proposals

The Board discussed the landscaping enhancement proposals.

UPON motion duly made and seconded, the Board approved the removal of the remaining freeze damage plants and re-planting of freeze tolerant materials to be completed by Silversand Services for an amount not to exceed \$19,000 out of the operating fund.

VII. Executive Session

The Board recessed the open Board Meeting at 5:00 p.m. and convened the Executive Session at 5:05 p.m.

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

VIII. 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 notification presented by RMWBH to account 00534-9180.
- Approved to suspend \$1,500 of the assessed fine until October 15, 2023 for account 00531-7688. If no unapproved modifications are made during that time, the suspended amount will be abated. If unapproved modifications occur, the suspended amount will be reinstated. \$1,000 of the assessed fine remains immediately due and payable. Additionally, the following was approved regarding the owner's denied modification.

1) The Board of Directors voted to have the community attorney draft a resolution modifying the 10-foot guideline for all community properties to allow a suspension of the 10-foot guideline when artificial turf cannot be seen from the golf course.

2) The Board concluded that the artificial turf installed on the property could currently be seen from the golf course.

3) The Board voted to allow the artificial turf installed on the property to remain contingent upon completion of the proposal to obscure the view of the artificial turf with a wall and plants. The wall and plants must conform with community policies and be approved by the modifications committee in writing prior to beginning construction.

To retain the artificial turf by complying with the community policies and obtain approval from the modifications committee the following actions are required by the owner:

1) The owner must re-submit the proposed stone wall and plant design including the following information:

Resubmit the stone wall with dimensions. Stone wall cannot exceed the height of the rear fence.

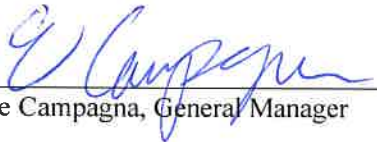
2) The landscape bushes must be situated between the black iron rod fence and the proposed stone wall. The bushes must not exceed the height of the back fence and must be maintained in accordance with the view corridor guidelines now and in the future.

3) Construction of the wall or installation of the plants must not occur until after you receive notification in writing from the modifications committee that your wall and plant design have been approved.

IX. Adjournment

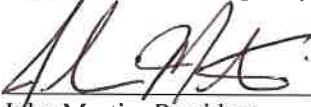
There being no further business to discuss, the Board adjourned the meeting at 5:19 p.m.

Respectfully submitted by:



Elise Campagna, General Manager

Approval acknowledged by:



John Martin, President

05/16/23

Date