



ROYAL OAKS

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

Tuesday, July 11, 2023, at 4:00 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 July 11, 2023, 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 4:00 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

II. Summary of Board Action Outside of Open Meeting

The Board took the following actions outside of an open Board Meeting between May 16, 2023, and July 11, 2023.

- Approved proposal (30130) from Urban Foresters for interior tree trimming for \$14,400 to be paid from the operating funds.
- Approved proposals (15401, 15402, 15393) from AG welding for an amount not to exceed \$3,300 to be paid from the operating funds for additional fencing at the Westpark golf cart bridge and Westpark vehicular bridge.

III. Minutes Review and Approval – May 16, 2023

UPON a motion duly made and seconded, the Board approved the minutes of the May 16, 2023, as amended.

IV. Executive Session

The Board recessed the open Board Meeting at 4:01 p.m. and convened the initial Executive Session at 4:02 p.m.

The Board adjourned the Executive Session and reconvened the open Board meeting at 4:37 p.m.

V. Open Forum

Three residents were present. The topics discussed were signage at the Westpark South Gate on Sunday's, Centerpoint transformers, and the common area behind Louvre Lane. The Board stated they would look into all the items and get back to all parties whom made the inquiries.

VI. Financial Report

A. May 2023 Financials

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

VII. New Business

A. Consideration of initiation of enforcement actions, excluding temporary restraining orders or

violations involving a threat to health or safety

The Board discussed and reviewed the current deed restriction report.

UPON motion duly made and seconded, the Board approved the attorney to proceed with an enforcement lawsuit and send three accounts to the attorney, RMWBH, for deed restriction enforcement action.

B. Consideration of turning delinquent owners to the Association's attorney for collection pursuit

The Board discussed and reviewed the current accounts receivables report.

UPON motion duly made and seconded, the Board approved sending any remaining (one) delinquent accounts to the attorney, RMWBH, for collections.

C. Consideration of Westpark Bridge repair proposal change order

The Board discussed the proposal for additional bridge repairs at Westpark presented by Turner Paving and Construction.

UPON motion duly made and seconded, the Board approved proceeding with the additional bridge repairs with Turner Paving at Westpark for an amount not to exceed \$17,000 to be paid from the reserves.

VIII. Executive Session

The Board recessed the open Board Meeting at 5:12 p.m. and convened the Executive Session at 5:36 p.m.

The Board adjourned the Executive Session and reconvened the open Board meeting at 5:39 p.m.

IX. 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:

- Reduced the traffic citations fines for account 00562-7019 assessed under the Traffic Rules and Enforcement Policy from \$325 to \$175 for three violations. The \$250 fine assessed under the enforcement and fine policy remained. The total for the fines is \$425.00
- Approved authorization of RMWBH to proceed with the instructions for sale for accounts 00318-7580 and 00323-8620.
- Approved crediting the remaining balance of \$74.36 to bad debt for settled account 00121-8532 and \$50.68 for settled account 00161-7285.
- Affirmed the modifications committee denial of the coach lights for account 00559-2089. Approved to suspend \$2,000 of the assessed fine for sixty days. The owner has until that time to remove the non-compliant fixtures and either replace them with the original fixtures or new fixtures that are approved in advance by the Modifications Committee. 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. \$500 of the assessed fine remains. If an application is received and approved or the original style fixtures are re-installed by September 30, 2023, then the remaining \$500 will be abated.

X. Adjournment

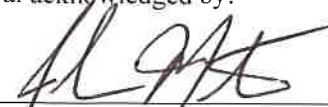
There being no further business to discuss, the Board adjourned the meeting at 5:41 p.m.

Respectfully submitted by:



Elise Campagna, General Manager

Approval acknowledged by:



John Martin, President

10/11/23

Date