



ROYAL OAKS

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

Tuesday, October 24, 2023, at 4:00 p.m.

Royal Oaks Country Club

2910 Royal Oaks Club Drive – Fleur di Lis 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 October 24, 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 4:00 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
Shay Bell, RORCOA Assistant General Manager
Dante Scott, RORCOA Operations Manager

II. Minutes Review and Approval – October 11, 2023

UPON a motion duly made and seconded, the Board approved the minutes of the October 11, 2023, as amended.

III. Open Forum

Four residents were present. The topics discussed was the construction progress on Westpark South, Tailgating and Soliciting Incidents, and Lighting and Landscaping concerns of neighboring properties. The Board provided updates for all and stated they would speak with the respective committees regarding the feedback received.

IV. New Business

A. Consideration and approval of landscape management services for 2024 through 2026

The Board reviewed the proposals from Xterior Landscaping, Hogue Landscaping, and Silversand Services for landscaping services for 2024-2026.

UPON motion duly made and seconded, the Board approved the proposed contract from Silversand Services effective January 1, 2024, through December 31, 2026, with an annual rate of \$419,622.47 to be billed in equal monthly payments.

B. Consideration and approval of 2024 budget and assessment rate

The Board discussed and reviewed the proposed 2024 budget and assessment rate.

UPON motion duly made and seconded, the Board approved the 2024 budget and set the assessment rate for 2024 at \$3,130.

C. Consideration of landscaping enhancements

The Board discussed and reviewed the proposals from ProScapes and Silversand Services.

1) **UPON motion duly made** and seconded, the Board approved to repair the landscape at both Richmond and Westpark Bridges by ProScapes for an amount not to exceed \$30,000 out of the reserve fund.

2) **UPON motion duly made** and seconded, the Board approved the continuation of the zoysia replacement project on a section of Gallant Ridge towards Royal Banner Way for an amount not to exceed \$10,500 and fill in a second location damaged by the freeze for \$3,000 by ProScapes

from the operating funds.

- 3) **UPON motion duly made** and seconded, the Board approved filling in the missing plant materials on Montmartre by Silversand Services for an amount not to exceed \$4,500 from the operating funds.

D. Consideration of brick wall repair proposals

The Board discussed and reviewed the proposals from LBJ Services.

UPON motion duly made and seconded, the Board approved the engagement of LBJ Services at an amount not to exceed \$30,250 to be paid from reserve funds.

E. Discussion and consideration of speed deterrent at Bonnebridge exit by Club employee lot

The Board discussed and reviewed the proposals from Elite Concrete Services and LBJ Services.

UPON motion duly made and seconded, the Board approved to add speed deterrents matching the other street side in front of the Club employee lot for the safety of those crossing for an amount not to exceed \$4,200 from operating funds.

F. 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 \$2,500 fine for an unapproved modification (00550-1740) and send two accounts (00550-1740 and 00265-4373) to the attorney, RMWBH, for deed restriction enforcement action.

V. Executive Session

The Board recessed the open Board Meeting at 4:50 p.m. and convened the Executive Session at 4:54 p.m.

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

VI. 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 Fall bonuses for the security professionals.
- Approved authorization of RMWBH to proceed with a cease-and-desist notification for account 00326-6265.

VII. Adjournment


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

Respectfully submitted by:

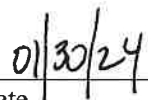


Elise Campagna, General Manager

Approval acknowledged by:



John Martin, President



Date