



ROYAL OAKS

ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS' ASSOCIATION, INC

2023 Annual Meeting of the Members

Thursday, April 27, 2023, at 6:00 p.m.

2910 Royal Oaks Club Drive – Versailles Room

MINUTES

I. Welcome, Call to Order, and Order of Business

The Annual Meeting of the Members of the Royal Oaks Residential Community Owners Association, Inc. was held on Thursday, April 27, 2023, at 6:00 p.m. at 2910 Royal Oaks Club Drive - Versailles Room.

The Association’s General Manager Elise Campagna called the meeting to order at 6:00 p.m. and went over the order of business.

II. Introduction of Board of Directors and Management

Ms. Campagna introduced the Association Directors and the PMG Royal Oaks RCOA Management team as who were present follows:

Directors

John Martin	President
Larry Pain	Vice President
Rodger Sumicek	Treasurer
Maureen Singleton	Director

PMG Royal Oaks RCOA Management Team

Elise Campagna	General Manager
Shay Bell	Assistant Manager
Dante Scott	Operations Manager
Joe Acuña	Maintenance Manager

III. Determination of Quorum

The quorum minimum of 20% of the Members was met in the following manner: 313 ballots voted online equated 35.77% of households eligible to vote. The minimum quorum requirement is 20% of eligible voters.

IV. Election Results

This year the board positions were uncontested, the only issue on the ballot was the approval of last year’s Annual Meeting minutes. Accordingly, the incumbents John Martin, Maureen Singleton, and Rodger Sumicek, who are the only owners who chose to run, have been reelected to the Board of Directors by acclamation.

V. Approval of last year’s Annual Meeting Minutes

The minutes of the April 26, 2022, Annual Meeting were approved by the Members with 266 approving and 2 disapproving.

VI. President’s Remarks

President, John Martin provided the President’s Remarks including the following topics:

- Continued replacement of damaged landscaping created by the February 2021 freeze and most recent freeze.
- Continued the Zoysia turf project in common areas with the addition of new turf and plantings on Gallant Ridge Lane between Bonnebridge Way and Rosemary Park Lane.
- Added safety lighting in the median along Royal Oaks Club Drive with new light poles.

- Replaced two EZ-tag readers, four ground loop sensors, and four v2000 controllers along with continuous regular maintenance of gates.
- Maintained and repaired the brick walls as needed.
- Raised portions of the street where significant low spots had developed and repaired small areas where surface damaged had occurred.
- Recapped the HPD meeting from earlier in the year, including cautioning against posting security matters on the NextDoor website, how to handle panhandlers and homeless individuals, and other activities outside the community.
- Notified the group that the Board approved two preferred vendor/guest access for each homeowner at no cost for 2023.
- Discussed the discontinuation of the decal program, cameras in the community, and tailgating activities.
- Reported on the findings of the commissioned studies for engineering inspections of both bridge locations.
- Discussed the current challenge of drones flying over community.
- Thanked Board and Committee members for their support of the community.

VII. Financial Report

A summary of the 2022 Financials was provided by Treasurer, Rodger Sumicek, as listed below:

- The 2022 activities were fully funded by the Association dues and assistance from our MUD. The community did not incur any bank debt to fund our operations or reserves.
- The community audit is underway and should be published within the next few weeks. The full audit will be posted on the community website for review when complete. We anticipate the audit will reflect that at the end of the year, the Association had \$4.7 MM of assets compared to \$4.3MM the year before, with \$1.8MM of liabilities, which is the same as the prior year.
- Our operation fund ended the year with a \$38 K surplus due to the MUD assistance. The 2022 budget had called for a \$129 K deficit. For the third year, the MUD provided operational support with a grant to offset half our trash pickup costs and street sweeping, which assisted in reducing the deficit due to the unforeseen expenses from the storm.
- The updated reserve study (posted on the website) estimates the community will incur \$13 million of costs over the next 30 years for major items (walls, gates, and streets), or an average of \$430,000 per year. Although the first significant repairs were not anticipated until 2029, it is important that we begin to plan for these expenditures and how we will pay for them. The 2022 reserves contributions budget was increased from \$285,000 in 2021 to \$291,000 in 2022.
- Mr. Sumicek thanked residents who provided gratuities to security personnel last Christmas.

VIII. Open Forum

The following items were addressed: security events; tax line item in budget; and landscape up lighting requirements and enforcement.

IX. Adjournment and Thank You

The next Annual Meeting will be held in April 2024 with the date to be determined. The meeting adjourned at 6:36 pm.

Respectfully submitted by:

Elise Campagna, General Manager

Approval acknowledged by:

John Martin, President

Date