



ROYAL OAKS

ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS' ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Tuesday, May 13, 2025 at 4:30 p.m.

Royal Oaks RCOA Office

11231 Richmond Ave., Suite D111

Houston, TX 77082

AGENDA

- I. Call to Order/Establish Quorum**
- II. Summary of Board Action Outside of Open Meeting**
 - A. Approval of trimming back oleanders on Montmartre from freeze damage
- III. Minutes Review and Approval**
 - A. February 24, 2025
 - B. April 23, 2025
- IV. Open Forum** (Three-minute limit for each participant)
- V. Financial Report**
 - A. March 2025
 - B. Consideration and approval of year ending 2024 Audit and consideration of the audit and tax engagement proposal – year ending 2025
- VI. New Business (Action May Be Taken)**
 - A. Consideration of curb repairs and program for owners
 - B. Consideration of annual common area tree trimming and program for owners
 - C. Consideration of renewal of fencing license – L526 on the CenterPoint fee strip
 - D. Consideration of gate maintenance proposals in accordance with reserve study
 - 1. Operator replacements
 - 2. Main gate – entry and exit repairs and repainting
 - 3. Generator installation at Westpark South
 - E. Consideration of security committee recommendations
 - 1. 24/7 resident lane access at main gate entry via license plate readers
- VII. Standing Agenda Items (Action May Be Taken)**
 - A. The Board will consider and vote on levying fines on owners who have violated or are violating the Association's governing documents.
 - B. The Board will consider and vote on referring owners who have violated or are violating the Association's governing documents over to the Association's attorney to seek compliance with the governing documents through lawsuit if necessary.
 - C. The Board will consider and vote on referring owners who are delinquent in the payment of assessments or other charges to the Association over to the attorney to collect such past due amounts through lawsuit and foreclosure if necessary.
- VIII. Executive Session**
 - A. Enforcement Actions
 - B. Legal Matters
 - C. Personnel Matters
 - D. Private Owner Matters
 - E. Vendor Contracts
- IX. Adjournment**