



ROYAL OAKS

Residential Community Owners Association, Inc.

2026 Annual Meeting - Wednesday, May 6, 2026

6:00 p.m.

2910 Royal Oaks Club Drive – Versailles Room

Houston, Texas 77082

Annual Meeting

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Residential Community Owners Association, Inc.

2910 Royal Oaks Club Drive – Versailles Room

Houston, Texas 77082

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**** 2026 ANNUAL MEETING OF THE MEMBERS ****

Wednesday, May 6, 2026, 6:00 p.m.

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| AGENDA |
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- I. Welcome, Call to Order, and Order of Business
- II. Introduction of Board of Directors and Management
- III. Determination of Quorum
- IV. Election Results
- V. Approval of Annual Meeting Minutes - Wednesday, April 25, 2025
- VI. President's Remarks
- VII. Financial Report
- VIII. Open Forum
- IX. Adjournment and Thank You



ROYAL OAKS

ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS' ASSOCIATION, INC
2025 Annual Meeting of the Members
Wednesday, April 23, 2025, 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 Wednesday, April 23, 2025, 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

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

Directors

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|------------------------|----------------|
| John Martin | President |
| Larry Pain | Vice President |
| Rodger Sumicek | Treasurer |
| Diana Durning Gladwell | Secretary |
| Julie Gray | 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: 266 ballots voted online equated 30.40% 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, Rodger Sumicek, and Julie Gray, 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 24, 2024, Annual Meeting were approved by the Members with 206 approving and 4 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 freeze and droughts the past several years.
- Continued the Zoysia turf project in common areas.
- Replaced gate components including gate operators and v2000 controllers along with continuous regular maintenance of gates.

- Upgraded the camera system by modernizing all the older outdated model cameras with new cameras (24) that fully integrate with the new NVR servers installed last year at the Main Gate, Westpark South, and all exterior gate locations.
- Staffed the Westpark South gate with guards on Sundays so the facility is manned 7:00 a.m. to 11:00 p.m. 365 days a year.
- Designed and installed a new holiday decorations package that included banners on the Royal Oaks Club Drive and additional elements and holiday lighting to the community.
- Added a dedicated guard parking area behind the wall at Main Gate.
- Maintained and repaired the brick walls as needed.
- Raised portions of the street where significant low spots had developed and repaired/replaced curbs where damaged had occurred.
- Added three streetlamps on Bonnebridge at Royal Oaks Club Drive in the medians and on the Louvre Lane median that provide additional safety lighting.
- Provided owner preferred vendor maintenance cost savings option through Association vetted vendors for tree trimming and curb/driveway maintenance.
- Negotiated a new office lease and upgraded the office space.
- Discussed the upcoming switch in gate entry systems from ez-tag to license plate readers, cameras in the community, and tailgating activities.
- Reported on the completion of an updated reserve study which was approved later part of 2024 and has been posted on the Association website.
- Thanked Board and Committee members for their support of the community.

VII. Financial Report

A summary of the 2024 Financials and quick follow-up to 2023 report was provided by Treasurer, Rodger Sumicek, as listed below:

- Last year at the 2024 meeting it was reported the Association had achieved the goal with a water usage decrease of 22% due to being 100% on smart meters. This past year the Association did not see a usage decrease but was able to maintain the reduced usage achieved in 2023 which confirms the smart meters are assisting in keeping the water consumption on track.
- Additionally, electrical was a topic at the 2024 meeting, the Association continued to add LED lighting for safety measures but also as an enhancement to the ambiance of the community. Even with the additional fixtures the Association was able to achieve a usage decrease leading to a 5% reduction in electrical costs in 2024.
- The topic switched to the 2024 activities which 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 \$3.7MM of assets compared to \$4.1MM the year before, with \$1.17MM of liabilities compared to \$1.5MM as the prior year. The decrease in assets is due to the continuation of reserve projects. The decrease in liabilities were due to a lower number of prepaid assessments received before year end.
- Our operation fund ended the year with a \$5K that surplus that will remain in the operating fund to cover any future year deficits. For the fifth year, the MUD provided operational support with a grant to offset half our trash pickup costs and street sweeping.
- The current reserve study (posted on the website) estimates the community will incur \$23 million of costs over the next 30 years for major items (walls, gates, and streets), or an average of \$760,000 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 2025 reserves contributions budget was increased from \$298,000 in 2023 to \$383,000 in 2025.
- The Association is also actively pursuing any delinquent accounts to keep outstanding receivables minimal. There are currently 53 owners outstanding and another 8 owners on payment plans making our collection rate 93.9 % which is slightly down from 95.4% last year. Several accounts are at the attorney and the Board will vote at their next meeting to send any additional accounts over to the attorney for collections. ez-tags are shut off for owners who are delinquent and not on payment plans.
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- Mr. Sumicek thanked residents who provided gratuities to security personnel last Christmas.

VIII. Open Forum

The following items were addressed: landscaping; interior gate entry system set-up; Lyft and Uber driver access; internet infrastructure upgrades; and Bridgeberry road construction timeline.

IX. Adjournment and Thank You

The next Annual Meeting will be held in April 2026 with the date to be determined. The meeting adjourned at 6:59 pm.

Respectfully submitted by:

General Manager

Approval acknowledged by:

Board President

Date