ROYAL OAKS

ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Wednesday, July 15, 2026, at 4:30 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 Wednesday, July 15, 2026, at 11231 Richmond Ave., Suite D111., Houston, Texas. The meeting was called to order at 4:30 p.m.

Directors Present	Others Present
John Martin.....President	Erica Coleman.....General Manager
Rodger Sumicek.....Treasurer	Shay Bell.....Assistant General Manager
Leonard Scott.....Vice President	Dante Scott.....Operations Manager
Diana Durning Gladwell.....Secretary	Joe Acuna.....Maintenance Manager

II. Minutes Review and Approval – May 7, 2026

Upon a motion duly made and seconded, the Board approved the meeting minutes of the May 7, 2026, Board meeting.

III. Open Forum

No residents were present during Open Forum.

IV. Financial Report

Board Treasurer, Rodger Sumicek provided an overview of the Association's current CDs (Certificates of Deposit) and the renewal process. Board President, John Martin, expressed concern regarding the management company's failure to provide the Association's monthly financial statements within the required 30-day timeframe.

V. Summary of Items Approved Outside of an Open Meeting

The Board took the following actions outside of an Open Board Meeting,

- ***Additional Mosquito Fogging***: Approved additional mosquito fogging twice a week at a cost of $114.00 per application.
- ***Basketball Court Soft Washing:*** Approved soft washing of the community basketball court at a cost not to exceed $800.00.
- ***Richmond Gate Rewiring:*** Approved the gate rewiring repair project at the Richmond gates. The purpose of the project is to establish reliable communication between all gate system components, so they operate together as intended. The estimated labor cost is $9,400.00 per gate, with the final cost subject to minor adjustments.
- ***Community Brick Wall Repairs:*** Approved the brick wall repairs throughout the community at a cost not to exceed $29,900.00. As an added value, LBJ Services will fill the gaps along Kirkwood, Wilcrest, WPS, WPN, and Richmond at no additional cost to the Association.

VI. New Business

A. Consideration of Mandatory CCIs

Upon a motion duly made and seconded, the Board approved the adoption of a Resolution making Covenant Compliance Inspections (CCIs) for all homes listed for sale within the community mandatory. The purpose of the inspection is to identify any existing covenant violations and place the buyer and/or seller on notice of those violations.

B. Removal of Temporary Preferred Guest Passes
Upon a motion duly made and seconded, the Board approved the elimination of temporary passes as these passes provide the same level of access and functionality as Permanent Guest Passes.

C. Consideration of the Landscape Proposals
Upon a motion duly made and seconded, the Board voted to table consideration of the landscape proposals pending receipt of an additional comparative proposal from Proscapes.

D. Consideration of the Common Area Trash Receptacle
Upon a motion duly made and seconded, the Board approved installation of a trash receptacle in the common area at the corner of Gallant Ridge and Rosemary Park Lane to encourage owners to dispose of pet waste and other litter.

E. Consideration of the Community Website Proposal
Upon a motion duly made and seconded, the Board tabled the website discussion to gather information on what it would take to transfer the Royal Oaks domain to the Association's control.

F. Consideration of the Street Repair Proposals
Upon a motion duly made and seconded, the Board tabled consideration of the street repair proposals. Board President, John Martin, would like to discuss the results of the sewer pipe testing with the MUD Board before proceeding with street repairs.

G. Consideration of the AG Welding Proposals
Upon a motion duly made and seconded, the Board approved the installation of tall and short finials along the brick wall at Westpark South and Westpark North. Amount not to exceed $2,965.00.

H. Discussion on Inframark Restoration Repairs
Upon a motion duly made and seconded, the Board tabled consideration of the Inframark restoration repairs pending further discussion with the MUD Board.

I. Revising the Policy on Vehicle Deactivation
Upon a motion duly made and seconded, the Board approved the revised Vehicle Access Deactivation Policy to reflect the Association's current vehicle access system. The revisions removed outdated references to EZ Tags and transponders.

J. Mailbox Provider
Upon a motion duly made and seconded, the Board approved Mel Northey Company as the Association's designated mailbox provider.

K. Consideration of MegaSystems Proposal
Upon a motion duly made and seconded, the Board approved the proposal from MegaSystems for the installation of a network rack and patch panel at the Westpark South gate. Amount not to exceed $1,012.52.

VII. Executive Session

The Board recessed the open Board Meeting at **5:31 p.m.** and immediately convened the Executive Session.

The Board adjourned the Executive Session and reconvened the open Board meeting at **6:16 p.m.**

During the Executive Session, the Board discussed private enforcement actions and personnel matters. The Board took the following actions in open session:

- Approved the transfer of several accounts to legal counsel for collections.

VIII. Adjournment

No further business was discussed, the Board adjourned the meeting at **6:07 p.m.**

Respectfully submitted by:

General Manager

Approval acknowledged by:

John Martin, President

09/30/2026

Date