

# ROYAL SHORES COMMUNITY ASSOCIATION

## RSCA Board Highlights And Accomplishments June 2012-May 2014

### Improved Financial Condition of RSCA

- Since the 2012 Election, the RSCA Board significantly improved Association financials from being \$25K behind in Assessment collections and having no Reserve Fund for future major facility/asset replacements, to a current status of zero Assessment delinquencies, an established Reserve Fund study to plan future work, and a Reserve Fund balance of \$16K currently which will grow to \$32K by YE 2014, provided it is not necessary to spend any of these funds in 2014.
- No Audits of the financial records had been performed for 2009-2011, and the delinquent Audits were completed in late 2012. Subsequently, the Board conducted the 2012 and 2013 Audits timely. All Audits since 2009 have been satisfactory.
- The Board competitively re-bid all major services contracts, added recycling as a resident option with trash collection, and selected several new contractors that provided RSCA with improved economic or performance advantages. Contracts were put in place for new recurring services including irrigation system maintenance/repairs and insect control at the Gazebos and Pond trellis. One-time contracts were bid and awarded such as the Pier replacement, re-roofing the big Gazebo, and power-washing and painting both Gazebos and the Pond trellis. The Board added a new Security light at the Pier and we obtained a \$10K contribution from Friendswood Development Co. to cover some of the expenses associated with the Pier replacement.
- The Board implemented more effective water management practices for both well water and water purchased from the City of Houston. We have taken full advantage of cost savings opportunities to reduce the cost of water purchased by sponsoring Water Conservation classes through the Harris-Galveston Subsidence District and by purchasing additional water credits from other entities such as Municipal Utility Districts. Savings are approximately 30% per year on water well costs, the Association's second largest budget expense.
- By 2013, approximately one-third of the LED lights installed in 2010 at the Parks and Pond had failed prematurely. These were replaced under the 10-year Warranty by working closely with the manufacturer to provide replacement light fixtures at no cost to RSCA.
- The Board expends considerable effort in preparing and monitoring the Annual Budget to ensure that apart from some unexpected major cost, RSCA will be on or under budget. This enables RSCA to apply any surplus to the Reserve Fund at year-end.

### More Frequent Board Meetings/Enhanced Communications With Residents

- The Board has held eight or more open Board/Association Meetings each year since the 2012 Election. Every meeting over the past two years has had a quorum of Directors present. Meetings are always conducted in conformity with the Association's legal documents and with the latest updates in Texas law relating to Home Owner Associations.
- Meeting notices are provided in advance as required by Texas law. Meeting agendas are distributed before the meeting. Minutes of the Meeting are posted after they are reviewed and approved by the Board.
- The Board also has greatly expanded communications with residents through use of the RSCA website, eBlasts to all residents on pertinent issues of interest, and direct responses to residents who pose specific questions through the Contact the Board form available on the RSCA website.

### Safety and Security

- Most recently the Board has focused increased energy and financial resources to try to improve security in the community. Initiatives to date include working with HPD to try to secure additional HPD Police resources allocated to RSCA.
- Recognizing that HPD staffing is limited , the RSCA Board entered into agreements with Harris County Precinct 4 constables to provide off-duty Constables to monitor RSCA property and to disperse people who are gathering on RSCA Property and remaining on site for an extended time period. Incidents of vandalism, criminal mischief, and underage drinking on RSCA property have been reduced significantly.

Your Board of Directors

Ben Graves, Fred McCarty, Sandy West-Graham, Larry Combs, John Gray  
May 30, 2014