

About Me

- I have lived in Forest Oaks since December 2000
- I am a single father with 50% shared custody
- We attend Hill Country Bible Church (shout-out, awesome pastor if you're looking ...)
- I hold a BS in Mechanical Engineering from NC State University and an MS in Mechanical System & Design from UT Austin
- I am a certified P.E. in Texas and South Carolina
- I am an ex-paratrooper, served in the 82nd Airborne Division and was deployed to Saudi Arabia and Iraq during the first Gulf War, Desert Shield & Desert Storm
- I will be 46 years old this year
- I am an avid cyclist, and to stay fit. I also train for and participate in about 3 or 4 local triathlons each year

None of these things qualify me or anyone else to represent you in our HOA!! However, the next section does ...



ROBERT MEDURE, P.E.

Guiding Principles:

- The HOA should never, **EVER** do anything that is illegal! Even if we think we can get away with it. Or even if we think no one will care. Or even if we think that the issue is too small for anyone to ever realistically opt to spend the money on an attorney to challenge it. Don't do anything that is illegal!!
- Continue to apply common sense and reason to board issues, to always question those who consistently want to say "no" to common sense (they continue to be proven wrong more often than not). In short, to foster and promote a more neighborly HOA!!
- Be thoughtful and inquisitive in order to discover what is truly best for the neighborhood (financially, aesthetically, and operationally). This means to avoid falling into the trap of simply rubber-stamping everything and anything that RealManage or others might recommend to the board. Ask questions, investigate, read-ahead and prepare for board meetings, make **informed** decisions!!

What Have I Done For You Lately, You Ask??:

I've served one term on the board now and am seeking another. Rather than tell you what I would do for you continuing in service on the HOA board, how about I tell you what I have done as a member of the board over the last several years? I hope that you have enjoyed the change in tone from the HOA while I've been onboard.

1. I am proud to have been a part of the effort to re-vamp the operation and management of our pools to be less like a martial-law kind of operation and instead ... well, more friendly. I certainly can't take all of the credit, the majority of the heavy lifting came from the pool committee and others; but there were still a few minor battles at the board level. The biggest change I feel largely responsible for is the elimination of the ridiculous hand-written owner sign-in at the entry gate (our serialized magnetic key card wasn't enough?) In addition, we relaxed some of the official/posted pool rules. And I was also instrumental in delivering much needed guidance to the pool monitors (and/or lifeguards) to not unilaterally dream-up new rules on the fly but rather to simply enforce the set of rules the HOA has posted (nothing more).
2. It was my idea to add the keycard entry to the basketball court. Hopefully this will help to deter/reduce the (un-invited) general public from using our facilities as a city public recreation center. These un-invited guests have in the past been known to also jump the fence into the pool area. Hopefully the keycard system hasn't been too inconvenient for anybody.
3. As many of you have probably noticed over the years, our deed restriction violation (DRV) enforcement process is pretty slow. I personally prefer that the DRV enforcement process be a little slow versus too quick to fine our neighbors. But, when it comes to landscape maintenance, up to 10 weeks is too long to wait to take corrective action (think snakes, mice, plus it looks bad). While digging in to this issue, I noticed that the HOA all these years has unnecessarily applied a standard enforcement process that is not legally required for "landscape maintenance". I spear-headed an effort to re-write our official deed restriction policy that will enable the HOA to take corrective action (mowing and trimming) after just 4 – 6 weeks of non-compliance while still utilizing the same 'slower' process as before for all other deed restriction violations.

4. I led the effort to re-write our guidance to RealManage with respect to how they are to conduct deed restriction inspections in our neighborhood. Prior to my arrival on the board, the HOA has historically instructed RealManage to enforce “strictly” (the choices are lenient, moderately, strictly). I convinced the board that we would be better off with “moderately” ... at least to try it out for a while. In addition, we added other “common sense” guidance such as to not cite for long grass if it's been raining all week and nobody's had an opportunity to mow; or to not cite for dead grass if we're in the middle of a drought and with city mandated water restrictions (but still require to at least mow the weeds); etc ...
5. In late 2013 the board received an anonymous complaint about the number of trees on some of the lots. Despite the fact that RealManage is supposed to confirm that a complaint comes from an actual owner before any action is taken, the board in an aggressive move enlisted RealManage to conduct an inventory of trees in the entire neighborhood of 1500 homes and found a total of 34 owners (only ~2%); they then prepared to force these owners to plant trees. We discovered that almost all of these cases were the result of a particular builder failing to plant the correct number of trees during the development phase. When I pointed out that we are (were) certainly past the 4-year statute of limitation allowed by law (in 20 years the HOA has never done an enforcement action on trees) – the board then got creative and decided to instead penalize these owners by annotating the violation on their resale certificate if/when they attempt to sell their property – this even after all of the attorneys said that the statute of limitation clock does not reset when the home sells. I fought this action for almost an entire year before eventually 3 of us out of 5 board members voted to follow the correct and legal position to not penalize these homeowners.
6. I proposed and we passed a new “unsightly article” enforcement procedure. In the past, a RealManage inspector would make a judgement call as to what he/she thought was unsightly and without any oversight or review, a deed restriction violation notices would automagically be sent out. We were seeing some really ridiculous things being cited. We now have the ACC committee review anything that the inspector thinks might be an “unsightly article” BEFORE initiating the enforcement process. This has significantly reduced the number questionable or bogus unsightly article citations.