

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON APRIL 27, 2010 at 7:00 P.M.
AT JOHN TRAUBE'S HOME
605 BUFFLEHEAD LANE, CEDAR PARK, TEXAS 78613

Item 1- Call to Order/ Establish a Quorum

The meeting was called to order at approximately 7:00 p.m. Board Members John Traube, Susan Hetzler, and Dennis Eberwein were in attendance. Directors Ed Strout and Renee Coon were absent. RealManage Representative Keri Scott was present.

Item 2 – Approval of Minutes

The Board of Directors reviewed the minutes from the March 16, 2010 meeting. After discussion, corrections were made. Director Hetzler made a motion to approve the minutes as corrected. Director Eberwein seconded the motion and it was unanimously approved.

Item 3 – RealManage Issues

The next Board meeting was set for May 18, 2010 at 7:00 pm at Director Traube's home.

Keri reviewed the Collections Candidate report with the Board.

Keri reviewed with the Board the owners who have not corrected deed restriction violations and have received their 209 notices and fines.

Keri reviewed the March financials with the Board.

Keri reviewed the pool bids for 105 N. Lynnwood with the Board. Director Traube motioned to approve Crystal Clear to replace the chlorinator and timer enclosure at pool 2. Director Hetzler seconded the motion and it was unanimously approved.

Keri reviewed the pool bid for 708 Lynnwood with the Board. Director Hetzler motioned to approve Crystal Clear to replace the lights that are out at pool 1. Director Traube seconded the motion and it was unanimously approved.

Keri reviewed the request from the pool company to have swim lessons at pool 1 this season. The Board agreed to allow swim lessons as long as the individual has the proper insurance.

Landscape Bids – tabled

Fence Bids – tabled

Keri reviewed the Clubhouse painting bid with the Board. The Board would like Keri to clarify if the RealMaintenance bid will increase if they change the paint color on the walls. The Board would also like Keri to get a bid from Absolute Remodeling.

Tunnel Drain – tabled

Tunnel Handrails – tabled

The homeowner [REDACTED] is requesting funding from the HOA to replace their dead grass. The Board denied the request and stated that the Board's obligated to enforce the deed restrictions and the homeowner is responsible for abiding by the deed restrictions.

The homeowner at [REDACTED] wants the Board to inform all homeowners of the recent Cedar Park burglaries. The Board recommended that the homeowner join the Neighborhood Watch committee.

The homeowner at [REDACTED] received a violation letter in regards to the purple picnic table in the front lawn. The homeowner wants Board approval to keep the picnic table in the front yard. The Board determined per the ACC guidelines that patio furniture shall remain on the patio in the back yard.

The homeowner at [REDACTED] is requesting that the Board waive the fine for overnight street parking and allow a variance for their guests. The Board denied the request. Variances for deed restrictions are not allowed.

The homeowner at [REDACTED] received a demand letter for overnight street parking and stated that he was traveling on those dates and the vehicle may have been on the street while he was loading his vehicle but did not remain on the street overnight. The homeowner is requesting that the Board remove the \$100 legal fee from the account. The Board denied the request.

The homeowner at [REDACTED] stated that there is a vehicle that parks at the end of the cul-de-sac and is requesting that the Board install signs that state "No Overnight Street Parking." The Board denied the request.

Item 4 – Board Issues

The Board discussed the Community Center hours and whether or not to continue having the Assistant Manager for the Association at the Community Center due to lack of homeowners using this feature. The Board decided to ask the homeowners at the Annual Meeting what they prefer.

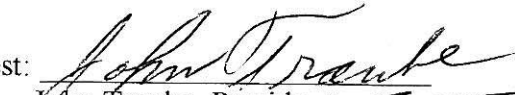
The Board discussed the petty cash fund for the Association. Director Hetzler motioned to discontinue the petty cash fund until such time that the Social Committee is active and needs to refund homeowners for out-of-pocket expenses. Director Traube seconded the motion and it was unanimously approved.

Director Traube discussed the topics he will be presenting at the Annual Meeting.

The Board discussed what it could do to get the remaining vehicles off the street overnight. Keri recommended placing stickers on all vehicles that are on the street overnight. The Board did not agree due to legality reasons.

Item 5 – Adjournment

Director Traube made a motion to adjourn the meeting. Director Eberwein seconded the motion and it was unanimously approved. The meeting was adjourned at 9:15 p.m.

Attest: 
John Traube, President
Forest Oaks Homeowners Association, Inc.