

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON MAY 18, 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 7:05 p.m. Board Members John Traube, Susan Hetzler, Dennis Eberwein, and Christine Cheng were in attendance. Director Ed Strout was absent. RealManage Representative Keri Scott was present.

Item 2 – Approval of Minutes

The Board of Directors reviewed the minutes from the April 27, 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 June 15, 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 April financials with the Board.

Keri reviewed the Clubhouse painting bids with the Board. Director Hetzler motioned to approve Absolute Remodeling and Handyman Services to paint all walls and ceilings in the Clubhouse, lifeguard room, kitchen, hallway, and both restrooms. Director Traube seconded the motion and it was unanimously approved.

Keri reviewed the bid to paint the handrails at the tunnel on E. Park Street. The Board would like a bid from Absolute Remodeling and Handyman Services.

Keri reviewed the insurance bids for the D&O and Package policy. Director Hetzler motioned to renew the D&O policy through Travelers in the amount of \$3,839 and renew the Package policy through Scottsdale in the amount of \$26,704 without the terrorism coverage. Director Eberwein seconded the motion and it was unanimously approved.

Keri informed the Board that Newmark Homes wants to deed over a few lots to the Association. The Board asked Keri to contact Bill Flickinger to ask if we should accept these lots and, to have him review the deeds as well.

The homeowner at [REDACTED] is requesting the Board to remove the late fees from their account. Director Hetzler motioned to waive \$50 in late fees from the account contingent upon

the homeowner paying the entire balance due to December 31, 2010. Director Cheng seconded the motion. Three Directors voted yes and one Director voted no. Motion passed.

The Board would like Keri to create a log of all homeowners that have received their late fees removed from their account.

The homeowner at [REDACTED] is requesting a variance for overnight street parking for a guest that will be at the home for a week. The Board denied the request because variances for deed restrictions are not allowed.

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 service. Director Traube motioned to reduce the hours of the Community Center the first week in June to Tuesday's and Thursday's from 2:30p.m. to 5:30p.m. Director Cheng seconded the motion and it was unanimously approved.

The Board discussed the positions on the Board. The positions are as follows:

President – John Traube

Vice President – Susan Hetzler

Treasurer – Christine Cheng

Secretary – Dennis Eberwein

Member at Large – Ed Strout

Keri reviewed the DCCR amendment and homeowner survey results with the Board. The Board would like Keri to email these results to them as well. The Board would also like Keri to post the results in the newsletter.

Signs at Mailboxes – Tabled

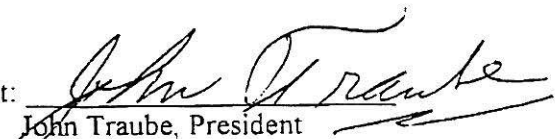
The Board discussed posting the meeting minutes and monthly financials on the website. The Board decided not to do so at this time.

The Board discussed having two meetings per year for the homeowners. The Board decided not to do this since the turn-out at the quarterly meetings was poor.

Keri reviewed the bid for the pool repair that is needed at pool 2. The Board would like to know how long the pool company expects this repair to last. Director Hetzler motioned to approve this repair. Director Traube seconded the motion. Three Directors voted yes and one Director abstained from voting. Motion passed.

Item 5 – Adjournment

Director Hetzler made a motion to adjourn the meeting. Director Traube seconded the motion and it was unanimously approved. The meeting was adjourned at 9:17 p.m.

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