

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON JUNE 15, 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, Dennis Eberwein, Christine Cheng, and Ed Strout (via telephone) were in attendance. Community Association Manager Keri Scott was present.

Item 2 – Approval of Minutes

The Board of Directors reviewed the minutes from the May 18, 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 July 28, 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 informed the Board that the homeowner at [REDACTED] is in violation of the deed restrictions for not building a home on their vacant lot within 18 months after the lot was sold by the developer. Director Strout motioned to have the attorney send a demand letter to the homeowner. Director Traube seconded the motion and it was unanimously approved.

Keri informed the Board that the homeowner at [REDACTED] is in violation of the deed restrictions for overnight street parking. Director Eberwein motioned to have the attorney send a demand letter to the homeowner. Director Hetzler seconded the motion and it was unanimously approved.

Keri reviewed the April financials with the Board. Keri recommended investing \$75,000 from the operating account in a CD or money market account. Director Hetzler motioned to invest \$75,000 from the operating account and place it in a 6 month CD with Sun City Financial or First Fidelity Financial or other

similar financial institutions. Director Traube seconded the motion and it was unanimously approved.

Keri reviewed the irrigation bids from Native Land Designs with the Board. Director Traube motioned to approve the needed irrigation repairs. Director Cheng seconded the motion and it was unanimously approved.

Keri reviewed the bids from Crystal Clear to replace the pumps for the slide and the tumble buckets. Director Eberwein motioned to deny these bids and turn off the motor to the tumble buckets. Director Hetzler seconded the motion and it was unanimously approved.

Keri reviewed the bid from Crystal Clear to replace all four pumps and upgrade these to a 2.5 HP pump at pool 1. Director Traube motioned to have Crystal Clear replace all four pumps at pool 1 with a licensed electrician installing the pumps and to store the old pumps at pool 2. Director Hetzler seconded the motion and it was unanimously approved.

Keri reviewed the homeowner survey results with the Board. The majority of homeowners do not want to spend Association funds on new monument signs, to spend \$30,000-\$50,000 on a new playground at 708 Lynnwood, and no funds on removing the slide at pool 2 and installing a splash pad.

Keri reviewed the playground bids with the Board. Director Hetzler motioned to approve the bid for a playground and shade structure to be constructed at 708 Lynnwood by Noah's Park and Playgrounds in the amount of \$69,000. Director Eberwein seconded the motion and it was unanimously approved.

Since the homeowners prefer not to spend any funds on monument signs, the Board tabled the item.

The homeowner at [REDACTED] wants approval from the Board for his home to be on House Hunters. The contract states California when it should state Texas, consequently the contract needs to be revised. Director Hetzler motioned to approve the revised House Hunters contract. Director Cheng seconded the motion and it was unanimously approved.

The homeowner at [REDACTED] is refinancing their home and the lender is requesting a copy of the Association's insurance. Director Strout motioned to approve the request and for all future homeowners that request this information. Director Hetzler seconded the motion and it was unanimously approved.

The homeowner at [REDACTED] received a final 209 violation notice regarding the purple picnic table in the front yard and is requesting a hearing before the Board. The Board set the hearing for [REDACTED] at 6pm at the Forest Oaks Community Center.

The homeowner at [REDACTED] is requesting the use of the Community Center for a non-profit event for free. The Board denied this request.

Item 4 – Board Issues

The Board discussed hiring a back-up individual to open and close the Community Center when homeowners rent the facility. Director Traube motioned to have Keri Scott hire a back up individual at \$20 per event and additional funds if they have to clean the facility. Director Eberwein seconded the motion and it was unanimously approved.


The Board wants all email amendments to be incorporated into the monthly Board meeting minutes effective July 2010.

The Board discussed replacing the ceiling fans on the Community Center patio. The Board decided to wait until Director Eberwein received the fans he ordered for his residence and, if he likes them, the Board will order the same fans for the Community Center patio.

The Board discussed whether or not to hold open Board meetings. Director Hetzler motioned to keep the monthly Board meetings closed meetings. Director Cheng seconded the motion. There were three votes in favor and one vote against. 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 9:35 p.m.

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