

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON JULY 28, 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 7:03 p.m. Board Members John Traube, Susan Hetzler, Dennis Eberwein, and Christine Cheng were in attendance. Director Ed Strout was absent. Community Association Manager Keri Scott was present.

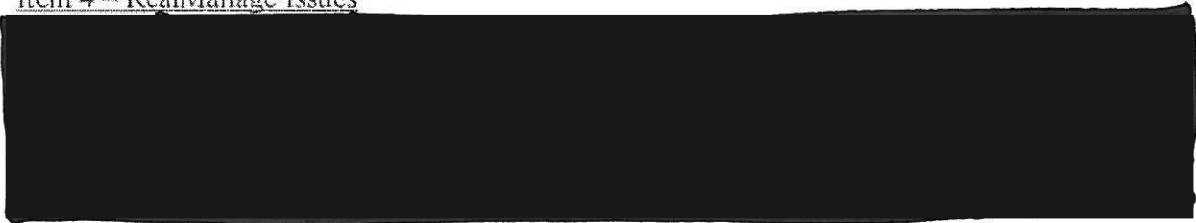
Item 2 – Approval of Minutes

The Board of Directors reviewed the minutes from the June 15, 2010 meeting. After discussion, corrections were made. Director Hetzler made a motion to approve the minutes as corrected. Director Traube seconded the motion and it was unanimously approved.

Item 3 – Approval of E-Mail Minutes

The Board of Directors reviewed the email minutes for June 2010. After discussion, corrections were made. Director Traube made a motion to approve the minutes as corrected. Director Hetzler seconded the motion and it was unanimously approved.

Item 4 – RealManage Issues



The next Board meeting was set for August 24, 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 landscaping maintenance. Director Hetzler motioned to have the property force-moved by Native Land Designs. 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 trees hanging over the sidewalk. Director Traube motioned to have the trees cut back by Native Land Designs. Director Eberwein seconded the motion and it was unanimously approved.

Keri reviewed the June financials with the Board.

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

Keri reviewed the bid from Crystal Clear to replace the tiles in the pool at pool 1. Director Traube motioned to approve the bid to replace the pool tiles at pool 1. Director Cheng seconded the motion and it was unanimously approved.

Keri reviewed the revised pool rules for 2010 that the pool committee is recommending. The Board made more revisions to the pool rules and will review the final draft at the next meeting.

Keri informed the Board of numerous fecal accidents at the pools this season and asked the Board if they wanted to provide swim diapers for the children. The Board asked Keri to contact Family Swim Gym to make sure that they are checking to ensure that children have on swim diapers and if not, Family Swim Gym can sell swim diapers to the homeowners.

Keri reviewed the playground colors with the Board. The Board decided to have the playground red, green, and blue with the slide being green.

Keri reviewed the bid for the basketball court lighting. The Board requested that Keri contact the City and ask what wattage is allowed in that area and what time the lights need to be off. The Board would also like Keri to get a bid to have a photo cell that allows the lights to come on and a timer that turns the lights off.

Pond Maintenance Bid – Tabled

Keri informed the Board that the two lots that Newmark wants to deed over to the Association have clear titles and the Association's attorney recommended taking those lots. Director Traube made a motion to approve acceptance of the two lots from Newmark Homes and to have them deeded over to the Association. Director Hetzler seconded the motion and it was unanimously approved.

The homeowner at [REDACTED] has 8 adopted children and every time they go to the pools, the lifeguards inform them that they can only have 2 guests per homeowner. The Board asked Keri to inform the lifeguards that this is one family and to allow all of them access to the pools.

Item 5 – Board Issues

Vacation days for the Community Center individual – Tabled

Keri explained to the Board that the Board portal ID is released each month on the financial email that is sent to the entire Board, however, the passwords are kept confidential.

Switch for buckets and slide – Tabled

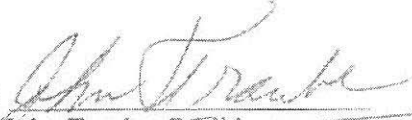
Director Eberwein will email the information on the ceiling fans to the entire Board.

Keri explained to the Board that the maintenance team is out there weekly taking out the trash, cleaning up the grounds, and doing light checks. If they find other items that need to be done, they will contact Keri for approval.

Item 6 – 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 9:20 p.m.

Attest:



~~John Traube, President~~

Forest Oaks Homeowners Association, Inc.