

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.  
ON SEPTEMBER 23, 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. Board Members Ed Strout and Christi Cheng were absent. Community Association Manager Keri Scott was present.

Item 2 – Approval of Minutes

The Board of Directors reviewed the minutes from the August 24, 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.

Keri reviewed the completed action items from the August 24, 2010 meeting with the Board.

Item 3 – Approval of E-Mail Minutes

The Board of Directors reviewed the email minutes for August 2010. 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 4 – RealManage Issues

The next Board meeting was set for October 20, 2010 at 7:00 p.m. 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 August financials with the Board.

Keri reviewed the irrigation bids from Native Land Design with the Board. The Board asked that the bids be separated out for material and labor costs. Once Keri receives the revised bids from Native Land Design, she will e-mail them to Bob Heckathorn and the Board.

Keri informed the Board that a homeowner is complaining about an unsightly vehicle located at [REDACTED]. Per the DCCR's, Keri will send this information to the ACC committee to determine if this is considered an unsightly vehicle.

The homeowner at [REDACTED] is requesting the second \$50 fine be waived from their account in regards to overnight street parking. The homeowner parked the vehicle on the street after returning from work and fell asleep and did not wake up until morning. Director Eberwein motioned to approve the waiver of the \$50 fine. Director Hetzler seconded the motion and it was unanimously approved.

The homeowner at [REDACTED] is requesting the \$100 attorney fee be waived from their account since they claim they did not receive the previous violation letters in the mail. Director Eberwein motioned to deny the request to waive the \$100 attorney fee. Director Hetzler seconded the motion and it was unanimously approved.

Item 5 – Board Issues

The Board discussed whether the HOA lot behind Mandarin Flyway should be mowed on a regular basis. The Board agreed to leave that area alone and not to mow it on a regular basis.

The Board decided to close both pools for the season on October 28, 2010.

The Board discussed the issues with trees and shrubs hanging over the sidewalks. The Board requested Keri to contact the City of Cedar Park and ask that they enforce the City ordinance on trees and shrubs hanging over the sidewalks. The Board also requested Keri to contact the Association's attorney to determine whether the HOA can enforce this with homeowners.

The Board reviewed and discussed the 2011 budget, and made minor changes. Director Hetzler motioned to approve the 2011 budget as revised. Director Eberwein seconded the motion and it was unanimously approved.

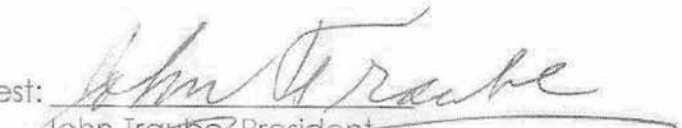
Keri reviewed the contract proposal for pond maintenance from Aquatic Features. Director Hetzler motioned to approve the Aquatic Features proposal to maintain the pond each month and to submit the cancellation notice to Oteka Water Designs. Director Traube seconded the motion and it was unanimously approved.

Keri reviewed the bid from Crystal Clear to replace the time clock for the pool lights at 105 N. Lynnwood. Director Eberwein motioned to approve the bid to

replace the time clock for the pool lights in the amount of \$335.47. Director Traube seconded the motion and it was unanimously approved.

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.