

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.  
ON DECEMBER 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 7:21 p.m. Board Members John Traube, Christi Cheng, Dennis Eberwein, and Ed Strout were in attendance. Board Member Susan Hetzler was absent. Community Association Manager Keri Scott was present.

Item 2 – Approval of Minutes

The Board of Directors reviewed the minutes from the November 22, 2010 meeting. Director Traube made a motion to approve the minutes as written. Director Cheng seconded the motion and it was unanimously approved.

Keri reviewed the completed action items from the November 22, 2010 meeting with the Board.

Item 3 – E-Mail Minutes

The Board of Directors reviewed the November e-mail minutes. Director Traube made a motion to approve the November e-mail minutes as written. Director Cheng seconded the motion and it was unanimously approved.

Item 4 – RealManage Issues

The next Board meeting was set for January 12, 2011 at 7:00 p.m. at Director Traube's home.

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] has received their final notice in regards to lawn maintenance and the lawn is in need of a force mow. Director Strout motioned to force mow the property at [REDACTED]. Director Eberwein seconded the motion and it was unanimously approved.

Keri informed the Board that the homeowner at [REDACTED] has received their final notice in regards to the landscape improvements that have been completed on the property, however, was denied by the ACC committee. Director Eberwein motioned to have the attorney send a demand letter to this homeowner in regards to the unapproved landscape improvements in the front yard. Director Cheng seconded the motion and it was unanimously approved.

Keri reviewed the November financials with the Board. The Board would like Keri to research as to why the water bills have been so high for the 2010 season.

Keri reviewed the revised 2011 pool rules that the pool committee recommended. Director Eberwein motioned to approve the 2011 pool rules as recommended by the pool committee. Director Cheng seconded the motion and it was unanimously approved.

Keri reviewed the irrigation reports from Native Land Designs with the Board. The Board would like Native Land Designs to map the entire irrigation system by a GPS tracking system. The Board would like the monthly irrigation reports to reflect the GPS locations of repairs needed. Keri will check with Native Land Designs to see if they have this capability. Director Eberwein motioned to table the irrigation repairs until we receive a response from Native Land Designs. Director Strout seconded the motion and it was unanimously approved.

Keri reviewed the wildflower bid from Landscapes USA. The Board would like to know if these can be planted in spring and how the installation will take place with the irrigation system in place. The Board would also like to know what the hidden costs could be during installation. Keri will get these answers from Landscapes USA and respond back to the Board.

The Board signed all the collection resolutions.

Keri informed the Board that Vickie Parisotto (the individual that opens and closes the Community Center) has requested to get an extra key to the Community Center. The Board agreed that she can have two keys to the Community Center, however, she is responsible for both keys and if for any reason a key is lost or stolen, RealManage must be notified immediately.

Keri informed the Board that the homeowner at [REDACTED] is requesting all the late fees be waived from the account and to allow the homeowner to set up a 6 month payment plan. Director Traube motioned to waive \$100 in late fees as long as the account is paid in full at the end of the 6 month payment plan. The late fees will not be waived until the 6 month payment plan is completely paid. Director Cheng seconded the motion and it was unanimously approved.

#### Item 5 – Board Issues

The Board discussed the option to charge homeowners to review Association documents. Per Bill Flickinger, the Board cannot charge to review Association documents; however, the Bylaws can be amended to charge for homeowners requesting to make copies of Association documents.

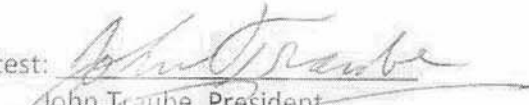
The Board discussed the possibility of Director Hetzler resigning since she now lives in Florida.

The Board reviewed the bid from D&S Construction to replace the Community Center doors that are foggy. The Board would like Keri to get a bid from Absolute Remodeling.

Item 6 – Adjournment

Director Eberwein 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.