

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON OCTOBER 11, 2011 at 7:00 P.M.
AT THE FOREST OAKS COMMUNITY CENTER
105 N. LYNNWOOD TRAIL, 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 Ed Strout, David Karabinas, Don Garritano, Joe Capesius, and Christi Cheng were in attendance. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:04 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:29 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to pursue a lawsuit on two homeowners for non-payment of Assessments.

Keri informed the homeowners that the Board approved to hold off on sending violation letters to a homeowner for three months for dead grass and the Board will reevaluate the situation at that time.

Keri informed the homeowners that the Board approved to post information for Cox Elementary on the Community website and to send out an e-mail blast to the homeowners.

Keri informed the homeowners that the Board approved to order signs for the upcoming Halloween event.

Item 5 – Approval of Minutes

The Board of Directors reviewed the minutes from the September 14, 2011 meeting. Director Strout made a motion to approve the minutes as written. Director Cheng seconded the motion. Four Directors voted in favor, and Director Capesius abstained his vote. Motion passed.

Keri reviewed the completed action items from the September 14, 2011 meeting with the Board.

Item 6 – Ratify and Reaffirm Board actions considered since last meeting

The Board of Directors reviewed the minutes from the September 26, 2011 meeting. Director Strout made a motion to approve the minutes as written. Director Garritano seconded the motion and it was unanimously approved.

The following motions were handled by e-mail as documented:

- Item 1- August Meeting Minutes
Keri e-mailed the Board the revised August meeting minutes. Director Karabinas motioned to approve the revised meeting minutes. Director Strout seconded the motion. Four Directors voted in favor and Director Capesius abstained his vote. Motion passed.
- Item 2- Camera Replacement
Keri e-mailed the Board the bid to replace 4 cameras at 708 S. Lynnwood Trail. Director Eberwein motioned to approve the bid to replace four cameras at 708 S. Lynnwood Trail. Director Strout seconded the motion. Three Directors voted in favor. Motion passed.
- Item 3 – Camera Install at Clubhouse
Keri e-mailed the Board the bid to install two new cameras at the Clubhouse. Director Karabinas motioned to approve the bid to install the two new cameras in the Clubhouse. Director Cheng seconded the motion and it was unanimously approved.
- Item 4 – RealManage Portal Access
Keri e-mailed the Board asking if they would like to give the ACC chair access to the RealManage portal to review all the ACC submittals. Director Strout motioned to allow the ACC chair to have access to the RealManage portal. Director Cheng seconded the motion. Director Strout, Cheng, and Karabinas voted in favor. Motion passed.

Director Strout motioned to approve the e-mail motions as documented. Director Garritano seconded the motion and it was unanimously approved.

Item 7 – RealManage Issues

Keri reviewed the September financials with the Board.

The Board discussed the current Officer positions. Director Strout motioned to appoint Don Garritano as the Treasurer and all other positions will remain the same. Director Karabinas seconded the motion and it was unanimously approved.

Keri reviewed the sod replacement bid for 708 S. Lynnwood Trail with the Board. Director Karabinas motioned to table this discussion until the November Board meeting. Director Garritano seconded the motion and it was unanimously approved.

Keri reviewed the irrigation bids from Native Land Designs with the Board. Director Cheng motioned to repair the bids as proposed except for the section where the fence is located on Brushy Creek and S. Lynnwood Trail. Director Capesius seconded the motion. Director Garritano motioned to amend the original motion to approve all the irrigation bids and try to re-coupe the cost for area 3 from the vendor that installed the fence on Brushy Creek and S. Lynnwood Trail. Director Karabinas seconded the amended motion. The amendment was

unanimously approved. The original motion as amended was unanimously approved. Motion passed as amended.

Item 8 - Board Issues

Director Garritano discussed the possibility of amending section 5.11 of the DCCR's to allow sheds in the greenbelt area and section 3.12 of the DCCR's to allow garage space to be turned into living space. Director Garritano will submit an article in the next newsletter in regards to the possible DCCR amendments.

Director Strout discussed the draft open Board meeting policy. Director Cheng motioned to accept the policy as written and begin implementing this policy. Director Karabinas seconded the motion and it was unanimously approved.

Director Karabinas discussed the possibility of starting a "Yard of the Month" award. Director Karabinas motioned to begin "Yard of the Month". Director Cheng seconded the motion and it was unanimously approved.

Director Karabinas motioned to readjust the time for the irrigation on E. Park Street to not come on during daytime hours. Director Strout seconded the motion. Director Cheng motioned to amend the original motion for the irrigation to begin at 4 a.m. Director Strout seconded the motion. The amendment was unanimously approved. The original motion as amended was unanimously approved. Motion passed as amended.

Item 9 – Homeowner sign-in speakers

Dennis Eberwein would like to start a deed reform committee again and is willing to volunteer for the committee.

Robert Medure discussed the fining policy. He is requesting the Board to acknowledge the 6 or 12 month rule was never communicated with the homeowners, would like the Board to determine what fines have been collected and determine how to reimburse these homeowners, and rewrite the policy to include the 6 or 12 month rule, OR show Mr. Medure where he is wrong about the non-communication of the 6-12 month rule on deed restriction violations.

Robert Medure requested that the Board take the names and addresses out of executive session meeting minutes and make these public. Director Strout informed Mr. Medure that the Board currently summarizes all actions taken in executive session in the open meeting/minutes.

Item 10 – Adjournment

Director Garritano made a motion to adjourn the meeting. Director Capesius seconded the motion and it was unanimously approved. The meeting was adjourned at 9:08 p.m.

Attest: 

Ed Strout, President
Forest Oaks Homeowners Association, Inc.