

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON MARCH 24, 2011 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 9:20 p.m. Board Members John Traube, Christi Cheng, and Dennis Eberwein were in attendance. Board Member 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 February 22, 2011 meeting. There were a few corrections. Director Cheng made a motion to approve the minutes as corrected. Director Eberwein seconded the motion and it was unanimously approved.

Keri reviewed the completed action items from the February 22, 2011 meeting with the Board.

Item 3 – E-Mail Minutes

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

- Item 1- Tree Removal

Keri e-mailed the Board and informed them that there were a few trees that blew over at pool 1 due to the wind storm the night before. Native Land Designs is charging \$100 to remove the trees completely and dispose of the materials. Director Cheng motioned to approve the expense.

- Item 2- Irrigation Repairs

Keri e-mailed the Board the January irrigation bids that total \$269.21. Director Eberwein motioned to approve the January irrigation repairs. Director Traube seconded the motion and it was unanimously approved.

Director Eberwein motioned to approve the e-mail motions as documented for the tree removal and the irrigation repairs. Director Cheng seconded the motion and it was unanimously approved.

Item 4 – RealManage Issues

The next Board meeting was set for April 14, 2011 at 7:00 p.m. at Director Traube's home.

Keri reviewed the February financials with the Board. Director Cheng motioned to move \$30,000 from the operating account into the reserve account. Director Traube seconded the motion and it was unanimously approved.

Keri informed the Board of Bob Heckathorn's recommendation on where to install the plants that are being transplanted throughout the neighborhood. Director Eberwein motioned to accept Bob Heckathorn's recommendation for the relocation of plant material. Director Cheng seconded the motion and it was unanimously approved.

Keri reviewed the revised bid from Native Land Designs to repair the ruts at pool 1 playground area. Director Traube motioned to approve the bid from Native Land Designs to reseed the playground ruts. Director Eberwein seconded the motion and it was unanimously approved.

Keri reviewed the bid from Native Land Designs to install mulch throughout the Community. Director Traube motioned to approve the bid from Native Land Designs to install the mulch. Director Cheng seconded the motion and it was unanimously approved.

Keri reviewed the February irrigation bids from Native Land Designs with the Board. Director Traube motioned to approve all the irrigation bids except for the one caused from construction damage. Director Eberwein seconded the motion and it was unanimously approved.

Keri reviewed the bid from RealMaintenance to power wash the pool decks. Director Eberwein motioned to approve the bid from RealMaintenance. Director Traube seconded the motion and it was unanimously approved.

Keri informed the Board that the homeowner at [REDACTED] is requesting the late fees be removed from the account. Director Eberwein motioned to waive all late fees except for one as long as the account is paid in full by April 15, 2011. Director Cheng seconded the motion and it was unanimously approved.

Keri informed the Board that the homeowner at [REDACTED] is requesting the legal fees and late fees be removed from the account. Director Eberwein motioned to waive eleven months of late fees as long as the account is paid in full by April 15, 2011. Director Cheng seconded the motion and it was unanimously approved.

Keri informed the Board that the homeowner at [REDACTED] is requesting the legal fees and late fees be removed from the account. Director Eberwein motioned to waive eight late fees and no legal fees from the account as long as the account is paid in full by April 15, 2011. Director Cheng seconded the motion and it was unanimously approved.

Keri informed the Board that the homeowner at [REDACTED] is requesting approval from the Board to park their RV in the driveway since this is their livelihood. Director Cheng motioned to deny the homeowners request. Director Traube seconded the motion and it was unanimously approved to deny the homeowners request.

Keri informed the Board that the homeowner at [REDACTED] is requesting a hearing before the Board in regards to the trailer parked on the property. The Board agreed to set the hearing date for April 6, 2011 at 6PM at the Forest Oaks Clubhouse.

Keri informed the Board that the homeowner at [REDACTED] is requesting an article be posted in the next newsletter to inform homeowners of the vandalism that has taken place throughout the neighborhood recently. The Board would like the homeowner to write the article and it will be posted in the newsletter once the Board approves it.

Keri informed the Board that the homeowner at [REDACTED] is requesting an e-mail blast be sent out to inform homeowners of the theft that has taken place throughout the neighborhood recently. The Board would like the homeowner to write the article and it will be sent out by e-mail blast once the Board approves it.

Item 5 – Adjournment

Director Traube made a motion to adjourn the meeting. Director Eberwein seconded the motion and it was unanimously approved. The meeting was adjourned at 10:20 p.m.

Attest:



John Traube, President

Forest Oaks Homeowners Association, Inc.