

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.  
ON MAY 4, 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 7:35 p.m. Board Members John Traube, Christi Cheng, Dennis Eberwein, Ed Strout, and David Karabinas were in attendance. Community Association Manager Keri Scott was present.

Item 2 – Approval of Minutes

The Board of Directors reviewed the minutes from the April 14, 2011 meeting. Director Strout made a motion to approve the minutes as written. Director Traube seconded the motion and it was unanimously approved.

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

The Board of Directors reviewed the minutes from the April 20, 2011 meeting. Director Strout made a motion to approve the minutes as written. Director Cheng seconded the motion. Three Directors voted in favor and Director Eberwein abstained his vote. Motion passed.

Item 3 – RealManage Issues

The next Board meeting was set for June 15, 2011 at 7:00 p.m. at Director Traube's home.

Keri reviewed the April financials with the Board. Keri informed the Board that the Amplify CD's will be maturing in the next couple of months. The Board would like to know the rates for a 1 year CD at RBC Bank.

The Board would like revisions to the landscape bid for rock wall repairs at Shiloh and E. Park Street.

Keri reviewed the Community Center door bids with the Board. Director Eberwein and Director Traube will look at the doors to see if they can do some of the work required to save money.

Keri informed the Board that the homeowner at [REDACTED] is requesting the late fees and the legal fees be waived from his account due to never receiving a statement. Director Eberwein motioned to waive \$100 in late fees. Director Cheng seconded the motion. Four Directors voted in favor. Director Strout voted against. Motion passed. Director Cheng motioned that the \$100 in late fees will be waived upon completion of making timely payments to the attorney's payment plan. Director Eberwein seconded the motion and it was unanimously approved.

Keri informed the Board that the homeowner at [REDACTED] is requesting the \$50 fine be removed from the account since it had been almost a year from receiving the final violation notice. Director Eberwein motioned to forgive the fine without removing the violation from the record. Director Traube seconded the motion. Two Directors voted in favor. Director Cheng, Director Strout, and Director Karabinas voted against. Motion Denied.

Keri informed the Board that the homeowner at [REDACTED] would like to request a sign be posted at each pool that informs homeowners to discard their peanut shells or not allow nuts in the pool area at all due to nut allergies. The Board decided not to post a sign.

Keri informed the Board that the homeowner at [REDACTED] is requesting that he be allowed to use the common area by the pool at 708 S. Lynnwood for an activity for the children on June 6-9 from 9am to 11:30am. The Board decided that the homeowner can use this area, however, it is not reserved for only their use.

Keri informed the Board that the homeowner at [REDACTED] is requesting to rent the Community Center for four hours and only pay for two hours since her reservation was taken by time she returned the rental forms. Director Strout motioned to approve to waive \$25 of the rental time. Director Eberwein seconded the motion and it was unanimously approved.

#### Item 4 – Board Issues

Keri presented the Board with a copy of the Annual Meeting packet that will be distributed to the homeowners and the Board reviewed the items that will be discussed at the Annual Meeting.

#### Item 5 – Adjournment

Director Eberwein made a motion to adjourn the meeting. Director Cheng seconded the motion and it was unanimously approved. The meeting was adjourned at 9:30 p.m.

Attest:



John Traube, President

Forest Oaks Homeowners Association, Inc.