

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.  
ON SEPTEMBER 14, 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 7:00 p.m. Board Members Ed Strout, Dennis Eberwein, David Karabinas, and Christi Cheng were in attendance. Director Capesius was absent. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:01 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:16 p.m.

Item 4 – Approval of Minutes

The Board of Directors reviewed the minutes from the August 17, 2011 meeting. Director Cheng made a motion to have Keri revise the meeting minutes and the Board will approve the minutes through e-mail vote. Director Karabinas seconded the motion and it was unanimously approved.

Keri reviewed the completed action items from the August 17, 2011 meeting with the Board.

The Board of Directors reviewed the minutes from the August 30, 2011 meeting. Director Karabinas made a motion to approve the meeting minutes as written. Director Eberwein seconded the motion and it was unanimously approved.

Item 5 – E-Mail Minutes

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

- Item 1- Officer for the Annual Meeting  
Director Strout motioned to hire a Cedar Park Police officer to attend the Forest Oaks Annual Meeting on August 30, 2011. Director Eberwein seconded the motion and it was unanimously approved.
- Item 2- Overnight Street Parking  
Director Traube motioned to stop immediately the enforcement of the overnight parking deed restriction based upon the judge's ruling against the HOA. Director Strout seconded the motion and it was unanimously approved.

- Item 3- Community Center Rentals for Non-Profit Organizations

Keri e-mailed the Board informing them that a homeowner would like to rent the Community Center for a non-profit event free of charge. Director Strout motioned to reduce the rental fee by \$25 if the renter provides an official government or legal document showing proof of the non-profit status of the group. Director Karabinas seconded the motion. Director Strout, Director Cheng, and Director Karabinas voted in favor. Motion passed.

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

Item 6 – RealManage Issues

Keri reviewed the August financials with the Board.

Keri reviewed the irrigation bids from Native Land Designs with the Board. Director Cheng would like to meet with Native Land Designs on property so they can show her all repairs needed.

Keri reviewed the 2012 budget with the Board. The Board would like to add the Holiday light expense to the budget in November. Director Eberwein motioned to approve the 2012 budget with the additional of Holiday lights in November. Director Cheng seconded the motion and it was unanimously approved.

Item 7 - Board Issues

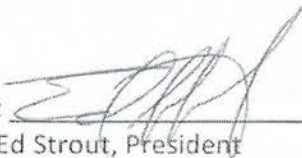
The Board discussed the open meeting procedures.

The Board discussed the homeowner request for information responses.

Item 8 – Adjournment

Director Cheng made a motion to adjourn the meeting. Director Karabinas seconded the motion and it was unanimously approved. The meeting was adjourned at 9:05 p.m.

Attest:

  
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Ed Strout, President  
Forest Oaks Homeowners Association, Inc.