

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON JANUARY 10, 2012 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, 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 7:01 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:36 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board agreed to refund all deed restriction violation fines and/or attorney fees that were charged to the homeowner after 6 months of receiving the final Chapter 209 violation letter.

Item 5 – Approval of Minutes

The Board of Directors reviewed the minutes from the December 13, 2011 meeting. Director Karabinas made a motion to approve the minutes as written. Director Capesius seconded the motion. Four Directors voted in favor and Director Cheng abstained. Motion passed.

Keri reviewed the completed action items from the December 13, 2011 meeting with the Board.

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

No actions taken since last meeting.

Item 7 – RealManage Issues

Keri reviewed the December financials with the Board.

Keri informed the Board that the wildflower bid that was approved at the December Board meeting was sent to Landscapes USA, however, the ground needed to be scalped before the wildflower installation. Keri contacted Native Land Designs to get a bid for scalping of the ground and wildflower installation. Keri also informed the Board that the best time to plant the wildflowers is November. Director Karabinas motioned to deny the wildflower bids. Director Garritano seconded the motion and it was unanimously approved.

Item 8 - Board Issues

Keri informed the Board that the DCCR amendments and conflicting items have been sent to Blake Magee to determine the intent of certain deed restrictions.

The Board reviewed the revised records retention and production policy. Director Karabinas motioned to approve the revised records retention and production policy as written. Director Capesius seconded the motion and it was unanimously approved.

The Board informed the homeowners that they agreed to refund all deed restriction fines and/or fees that were charged to the homeowner after 6 months of receiving the final Chapter 209 violation letter. A few homeowners that attended the meeting asked the Board refund all overnight street parking fines that have ever been charged to the homeowners accounts that were collected under the old overnight parking deed restriction which was declared unenforceable. The Board agreed to discuss this issue in executive session at the February Board meeting.

The Board wanted to know if they can approve their meeting minutes by e-mail prior to the next months Board meeting. Keri informed the Board that the Association's attorney stated Board meeting minutes cannot be approved by e-mail. The minutes can be approved by unanimous consent resolution signed and dated by all Directors, or by electronic or telephonic meeting where all Directors can hear each other. The Board agreed to continue to approve the Board meeting minutes at the following months meeting.

Director Garritano discussed the 2012 budgeted items. The pending re-decking of Pool 2 was put on hold because it is not a necessity at this time.

The Board reviewed the yard of the month candidates and chose 1507 Silver Oak Trail home as January yard of the month winner.

Director Strout informed the Board that he is working with the City of Cedar Park to determine if they will be willing to install trash receptacles on East Park Street.

Item 9 – Homeowner sign-in speakers

A homeowner had requested the Board to get information on electronic voting for the 2012 Annual Meeting. Keri will get bids for the electronic voting.

Item 10 – Adjournment

Director Karabinas made a motion to adjourn the meeting. Director Strout seconded the motion and it was unanimously approved. The meeting was adjourned at 9:02 p.m.

Attest: _____



Ed Strout, President

Forest Oaks Homeowners Association, Inc.