

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.  
ON OCTOBER 9, 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 7:01 p.m. Board Members Joe Capesius, Craig Ellmaker, and Christi Cheng were in attendance. Board Members Robert Medure and David Karabinas were 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 7:39 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to waive all late fees on a homeowners account if they make a payment in full within 14 days.

Keri informed the homeowners that the Board approved to fine a homeowner for a deed restriction violation.

Keri informed the homeowners that the Board approved to allow a homeowner to set up a twelve month payment plan and waive \$120 in late fees as long as all payments are made on time each month.

Item 5 – Approval of September 19, 2012 Minutes

The Board of Directors reviewed the minutes from the September 19, 2012 meeting. Director Capesius made a motion to approve the minutes as written. Director Ellmaker seconded the motion. Director Capesius and Ellmaker voted in favor. Director Cheng abstained. Motion passed.

Keri reviewed the completed action items from the September 19, 2012 meeting with the Board.

Item 6 – RealManage Issues

Keri reviewed the September financials with the Board.

The pool committee reviewed the budgeted items they would like added to the 2013 budget. The pool committee will review the pool maintenance contract and make a recommendation to

the Board before the 2013 pool season. The pool committee will also review the pool rules signs and make a recommendation to the Board before the 2013 pool season.

Director Ellmaker motioned to have lifeguards at pool 1 on Saturdays and Sundays only from 12 p.m. to 8 p.m. Director Capesius seconded the motion and it was unanimously approved.

Keri reviewed the draft 2013 budget with the Board. There were a few additions to the pool category. Director Capesius motioned to approve the 2013 budget as revised. Director Ellmaker seconded the motion and it was unanimously approved.

The Board decided to table the inspection questionnaire due to lack of time.

Keri reviewed the pest control bid for pool 1 with the Board. Director Capesius motioned to approve the Worldwide Pest Control bid for pool 1. Director Ellmaker seconded the motion and it was unanimously approved.

Keri reviewed The Christmas Light Company bid with the Board. Director Capesius motioned to approve the mid-level bid in the amount of \$3,360 plus tax and have the lights installed in November in order to get an early installation discount. Director Cheng seconded the motion and it was unanimously approved.

Keri informed the Board that the pool 1 repairs have been completed.

Keri informed the Board that the fence around the trash cans at pool 2 has been completed.

The Board reviewed the revised Native Land Designs contract. Director Capesius motioned to approve the revised Native Land Design contract. Director Cheng seconded the motion and it was unanimously approved.

The Board decided to table the playground repair/playground cover due to lack of time.

The Board decided to table the pavilion at pool 2 due to lack of time.

#### Item 7 – Board Issues

The Board decided to table the Area Improvement Committee report due to lack of time.

Director Ellmaker informed the Board that he is currently working on getting bids for acoustical designs for the Clubhouse.

The Board decided to table the electronic voting poll due to lack of time.

The Board reviewed the yard of the month photos. The Board chose 1012 Savanna Lane as October yard of the month.

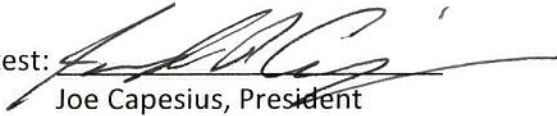
Item 8 – Homeowner Sign-In Speakers

There were no homeowners present.

Item 9 – Adjournment

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

Attest:



Joe Capesius, President

Forest Oaks Homeowners Association, Inc.