

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON NOVEMBER 13, 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 7:06 p.m. Board Members Joe Capesius, Craig Ellmaker, Robert Medure, and David Karabinas were in attendance. Board Member Christi Cheng was absent. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:06 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:52 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to force mow three properties.

Keri informed the homeowners that the Board approved to remove three trees from a homeowners lot once the 30 day deadline expires from the final Chapter 209 notice.

Keri informed the homeowners that the Board approved to waive late fees from a homeowners account.

Keri informed the homeowners that the Board approved to grant a homeowner an extension until April 30, 2013 to treat their dying tree.

Keri informed the homeowners that the Board approved a 24 month payment plan or the homeowner can choose to set up and fulfill a 12 month payment plan with a waiver of all late fees.

Keri informed the homeowners that the Board approved to waive late fees from a homeowners account.

Keri informed the homeowners that the Board approved to allow the Vista Ridge High School marching band to post signs in the common areas one week prior to the event and the signs must be removed 48 hours after the event.

Keri informed the homeowners that the Board approved to install additional mulch at the playground located at 105 N. Lynnwood Trail.

Item 5 – Approval of October 9, 2012 Minutes

The Board of Directors reviewed the minutes from the October 9, 2012 meeting. Director Capesius made a motion to approve the minutes as written. Director Ellmaker seconded the motion. Director Capesius, Ellmaker, and Karabinas voted in favor. Director Medure was absent at vote. Motion passed.

Keri reviewed the completed action items from the October 9, 2012 meeting with the Board.

Item 6 – RealManage Issues

Keri reviewed the October financials with the Board.

Keri reviewed the Native Land Designs crape myrtle transplant bid with the Board in the amount of \$2,484.34. Director Capesius motioned to approve the bid to relocate nine crape myrtles. Director Ellmaker seconded the motion and it was unanimously approved.

Keri reviewed the Native Land Designs October irrigation reports with the Board in the amount of \$576.40. Director Capesius motioned to approve the October irrigation bids. Director Karabinas seconded the motion and it was unanimously approved.

The Board discussed the option of turning the irrigation system off in the winter months. The Board would like Keri to ask Native Land Designs what they recommend cutting the irrigation back to in the winter months and continue to keep everything alive.

Keri reviewed the Crystal Clear Pools and Spa bid with the Board to replace the motor and valve top kit at 105 N. Lynnwood Trail in the amount of \$1,048.40. Director Medure motioned to approve the repair contingent upon Crystal Clear giving the Board an assessment on why they think it is the motor bearing rather than the pump bearing. Director Ellmaker seconded the motion and it was unanimously approved.

Keri reviewed the Dyezz bid with the Board to replace the DVR system at 708 S. Lynnwood Trail in the amount of \$1,584.78. The Board will review other options.

Keri reviewed the Austin Custom Shades bids with the Board to remove and replace the shade structures at 105 N. Lynnwood Trail and 708 S. Lynnwood Trail. These shades are still covered under warranty; however, the HOA will have to pay for the removal, shipping, and re-installation of the shades. Director Karabinas motioned to approve to remove, ship, and re-install the playground shades. Director Capesius seconded the motion and it was unanimously approved.

The Board tabled the pavilion bid discussion.

The Board tabled the slide/tumble bucket pump cover bid discussion.

Keri reviewed the attorney bids with the Board. The Board would like to set up a meeting with Slater Kennon and Pugh at the December Board meeting in executive session. The Board would also like to set up a meeting with Winstead at the January Board meeting in executive session.

Item 7 – Board Issues

Director Medure will review the deed restriction inspection questionnaire and discuss this with the ACC committee and will present a recommendation at the December Board meeting.

The Board reviewed the bids for acoustical panels in the Clubhouse. Director Karabinas motioned to deny the acoustical panel bids. Director Ellmaker seconded the motion and it was unanimously approved.

Director Medure and Ellmaker will get bids for interior designs for the Clubhouse to help with the sound echo.

Tony Gatica e-mailed the Board his resignation from the pool committee on October 31, 2012. Director Capesius wanted to thank Tony for all his volunteer work on the pool committee. The Board will appoint another pool committee chair at the December Board meeting.

The Board discussed adopting a policy for allowing recreational vehicles to park on the property for a short period of time to load and unload. Director Medure will draft a policy and present this to the Board at the December Board meeting.

The Board discussed the possibility of adding “No Soliciting” signs at the entrances to the Association. Director Karabinas motioned to set up an online voting poll to get homeowner feedback on whether they would want the “No Soliciting” signs or not. Director Ellmaker seconded the motion and it was unanimously approved.

Director Karabinas will draft the “No Soliciting” voting poll.

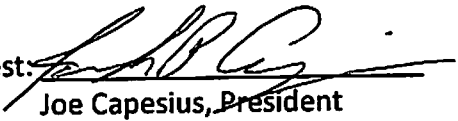
The Board reviewed the yard of the month photos. The Board chose 120 Briarwood as November yard of the month.

Item 8 – Homeowner Sign-In Speakers

Ed Strout inquired about the dying trees at Darkwoods Drive and Brushy Creek Road.

Item 9 – Adjournment

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

Attest: 
Joe Capesius, President
Forest Oaks Homeowners Association, Inc.