

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON DECEMBER 18, 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 7:03 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 7:03 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:57 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to pursue a lawsuit on two homeowners for non-payment of Assessments.

Keri informed the homeowners that the Board asked RealManage to send the Board communication from a homeowner in violation of the deed restrictions for a shed that was installed on the property without ACC approval.

Item 5 – Approval of November 13, 2012 Minutes

The Board of Directors reviewed the minutes from the November 13, 2012 meeting. Director Karabinas made a motion to approve the minutes as written. Director Capesius seconded the motion and it was unanimously approved.

Keri reviewed the completed action items from the November 13, 2012 meeting with the Board.

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

Keri informed the homeowners that the Board approved the Caribbean Pools bid to replace the pump motor at 105 N. Lynnwood Trail in the amount of \$435.20 and the repair is completed.

Keri informed the homeowners that the Board approved the Playground and Shade Structure bid to remove and re-install the playground shade located at 105 N. Lynnwood Trail in the amount of \$335.00.

Item 7 – RealManage Issues

Keri reviewed the December financials with the Board.

Keri reviewed the Dyezz and ADT bids for the replacement of the DVR system at 708 S. Lynnwood Trail. Director Medure motioned to approve the ADT bid to replace the DVR system at 708 S. Lynnwood Trail, include monthly maintenance on the DVR system, and add a security system to the Clubhouse. Director Ellmaker seconded the motion and it was unanimously approved.

The Board tabled the pavilion bids until the January Board meeting.

The Board tabled the slide/tumble buckets pump cover bids until the January Board meeting.

Keri asked the Board if they would like to pay The Christmas Light Company invoice in the amount of \$281.45 for the Mandarin Flyway installation. Director Medure asked Keri to e-mail the invoice, signed bid, and contract to him for review.

Keri reviewed the new Native Land Designs contract with the Board to include forty six visits a year instead of only forty two visits. Director Karabinas motioned to approve the new contract to include forty six visits per year and have the common areas mowed every ten days in the winter months. Director Medure seconded the motion and it was unanimously approved.

The Board would like Keri to contact Native Land Designs to confirm the weeds were treated in the common areas.

Keri reviewed the December irrigation repairs in the amount of \$945.23 with the Board. Director Capesius motioned to approve the irrigation repairs. Director Karabinas seconded the motion. Director Medure motioned to amend the original motion to approve the irrigation bids contingent upon speaking with the City of Cedar Park to determine if they will cover the construction damaged irrigation lines at Brushy Creek and Lynnwood. Director Capesius seconded the motion. The amended motion was unanimously approved.

Item 8 – Board Issues

The Board discussed the deed restriction inspection questionnaire. Director Karabinas motioned to approve the inspection questionnaire with two changes: change the tree canopy height to state “Report low tree canopies to the City of Cedar Park”, and the grass violations will begin at six inches and not eight inches. Director Capesius seconded the motion and it was unanimously approved.

Nicole presented the interior designs for the Clubhouse. The Board asked Nicole to put a bid together and this will be discussed at the January Board meeting.

The Board discussed the pool committee chair position is currently vacant. Director Capesius motioned to appoint Don Garritano as the pool committee chair. Director Karabinas seconded the motion and it was unanimously approved.

The Board tabled adopting a policy/procedure for allowing temporary parking of RV's until the January Board meeting.

Director Karabinas will e-mail Keri the voting poll information.

Keri discussed the deed restriction violation letters that were just mailed to several homeowners for missing trees on their lot. Director Capesius motioned to remove the second violation letter that was mailed to the homeowners with missing trees on their lot. Director Ellmaker seconded the motion and it was unanimously approved.

The Board would like Keri to complete an inspection on the entire property to determine exactly how many lots are missing trees.

The Board tabled the ping-pong table for the Clubhouse until the January Board meeting.

The Board decided to vote for December yard of the month by e-mail so each Board member has the chance to drive by the candidate's property before voting.

Item 9 – Homeowner Sign-In Speakers

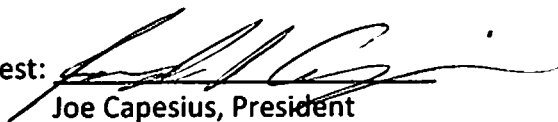
Don Garritano requested the Board remove the open violations from his account for the missing trees on the lot and the garage door paint. The Board approved to delete the violation letter for the garage door paint and informed Don that the Board is doing further research on the missing trees on the lot.

Dennis Eberwein stated that every homeowner has the right to make a formal complaint against other homeowners.

Item 10 – 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 9:40 p.m.

Attest:



Joe Capesius, President
Forest Oaks Homeowners Association, Inc.