

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON FEBRUARY 15, 2012 at 6:00 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 6:00 p.m. Board Members Ed Strout, Don Garritano, Joe Capesius, and Christi Cheng were in attendance. Board Member David Karabinas was absent. Community Association Manager Keri Scott was present.

Item 2 – Electronic Voting Presentation

The Board watched the demonstration video from Vote HOA Now for the electronic voting services their company offers. The Board requested Scott with Vote HOA Now to set up a mock website for Forest Oaks and allow 50 homeowners to vote electronically to determine if it is a user friendly voting method.

Item 3 – Executive Session

The Board adjourned to executive session at 6:55 p.m.

Item 4 – Return from Executive Session

The Board returned from executive session at 7:51 p.m.

Item 5 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board denied a homeowners request to meet with the Board prior to mediation.

Keri informed the homeowners that the Board scheduled the mediation date for March 6, 2012 in the morning time.

Keri informed the homeowners that the Board approved to refund fines and fees that were assessed after 6 months of the homeowner receiving the final Chapter 209 violation notice by crediting the account and notifying the homeowner of the refund.

Keri informed the homeowners that the Board approved the expense for the mediation and asked that RealManage cut the check for half of the mediation cost in the amount of \$900.00.

Keri informed the homeowners that the Board asked RealManage to determine the total amount of overnight-street parking fines and fees and present this information in the March executive session. The Board also needs to examine the budget to determine how to cut the expenses budgeted in 2012 to accommodate refunding the homeowners that were assessed a fine or fee in regards to overnight-street parking and to discuss this in the March executive session.

Keri informed the homeowners that the Board approved to refund a \$50 fine in regards to a fence installation violation since the homeowner did receive an ACC approval for the improvement after receiving the fine.

Item 6 – Pool Committee Report

Director Strout motioned to amend the agenda and move the pool committee report for pool resurfacing bids up to the beginning of the meeting before approval of meeting minutes. Director Cheng seconded the motion and it was unanimously approved.

Tony Gatica gave a pool committee report and recommended that the Board choose Hines Pool and Spa to complete the resurfacing at both pools this season. Tony recommends Keri to contact Crystal Clear about the beach entry warranty and get the repairs done before the warranty expires. The Board would like Keri to contact the City of Cedar Park to make sure the HOA is allowed to refill the pools with the current watering restrictions. Director Strout motioned to take the recommendations from the pool committee and hire Hines Pool and Spa to replaster the pools in the amount of \$46,672.40. Director Capesius seconded the motion and it was unanimously approved.

Item 7 – Approval of Minutes

The Board of Directors reviewed the minutes from the January 10, 2012 meeting. Director Capesius made a motion to approve the minutes as written. Director Garritano seconded the motion and it was unanimously approved.

Keri reviewed the completed action items from the January 10, 2012 meeting with the Board.

Item 8 – Ratify and Reaffirm Board actions considered since last meeting

Keri informed the homeowners of the following items that were approved by the Board since the meeting on January 10, 2012:

- Replace the seal assembly at 708 S. Lynnwood Trail in the amount of \$413.40
- Transplant five trees that the City of Cedar Park pulled out from Darkwoods Drive and plant them at the Lollipop Lane alleyway in the amount of \$378.88
- January Irrigation repairs in the amount of \$162.41
- Complete an entire assessment of all the pool equipment at both pools in the amount of \$250.00

Item 9 – RealManage Issues

Keri reviewed the January financials with the Board.

Keri informed the homeowners that the Board had an electronic voting presentation at the beginning of the meeting and there will be a mock website for Forest Oaks and it will allow 50 homeowners to vote electronically to determine if it is a user friendly voting method.

Keri requested that the Board increase their authorization limit for one Board member to approve an expense outside of a meeting. Director Capesius motioned to approve a single Board member an expense authorization limit to \$1,000 without full Board approval. Director Strout seconded the motion and it was unanimously approved.

Item 10 - Board Issues

Director Strout motioned to table the Playground Door, Pool Maintenance vendor for summer season, addition of Memorial Day/Labor Day monitors and lifeguards, and pool sign in procedures and key card error procedures until March Board meeting. Director Capesius seconded the motion and it was unanimously approved.

Director Capesius discussed the items that the Area Improvement Committee would like added to the HOA common areas. The Area Improvement Committee requested Keri to get bids for both doggie stations and picnic tables.

Director Garritano informed the Board that there are people riding ATV's in the retention pond area at TrailRidge and would like signs posted that state "No ATV Vehicles Allowed". This property belongs to the City of Cedar Park so Director Capesius will check to determine if they will add these signs.

The Board looked at the Yard of the Month photos and chose 1006 Suffolk as the February Yard of the Month.

Item 11 – Homeowner sign-in speakers

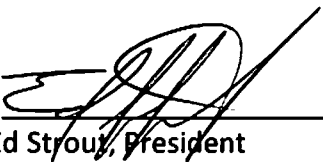
A homeowner had requested the \$50 fine be removed from his account for the fence installation violation. Keri informed the homeowner that the Board agreed to refund that in the executive session.

A homeowner stated that there are lots of yards with weeds and the inspector needs to start sending out violation letters for this.

Item 12 – Adjournment

Director Capesius made a motion to adjourn the meeting. Director Garritano seconded the motion and it was unanimously approved. The meeting was adjourned at 9:14 p.m.

Attest:



Ed Strout, President

Forest Oaks Homeowners Association, Inc.