

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

Item 3 – Return from Executive Session

The Board returned from executive session at 7:35 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

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

Director Strout informed the homeowners that the Board approved to waive \$80 in late fees from a homeowners account.

Director Strout informed the homeowners that the Board approved an 18 month payment plan for a homeowner to pay off the past due Assessments.

Item 5 – Approval of Minutes

The Board of Directors reviewed the minutes from the March 20, 2012 meeting. Director Karabinas made a motion to approve the minutes as written. Director Garritano seconded the motion. Four Directors voted in favor. Director Cheng abstained her vote. Motion passed.

Keri reviewed the completed action items from the March 20, 2012 meeting with the Board.

Item 6 – 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 March 20, 2012:

- Replace the float valve at 708 S. Lynnwood Trail

Item 7 – RealManage Issues

Keri reviewed the March financials with the Board.

Keri informed the Board that Reagan Elementary is available on May 1, 9, and 10 from 6:30p.m. to 9:00p.m. Director Strout motioned to hold the Annual meeting on May 10, 2012 from 6:30p.m. to 9:00p.m. at Reagan Elementary School. Director Garritano seconded the motion and it was unanimously approved.

The Board discussed on whether they would want to have a door prize at the Annual meeting to help with the quorum requirements. Director Capesius motioned to have several door prizes with a total not to exceed \$300.00. Director Karabinas seconded the motion and it was unanimously approved.

Director Karabinas motioned to ask the Social committee to come up with the door prizes that will be given away at the Annual meeting and all prizes need to be equal in value, not to exceed \$300.00. Director Cheng seconded the motion and it was unanimously approved.

The Board decided to table the discussion on Amend Bylaws.

The Board discussed the electronic voting bids. Director Garritano motioned to set a goal to have the electronic voting in place by next year's Annual meeting. Director Cheng seconded the motion and it was unanimously approved.

Director Capesius motioned to form an electronic voting committee with the purpose to get the electronic voting underway for next year. Director Karabinas seconded the motion and it was unanimously approved.

There were two homeowners that would like to be on the electronic voting committee; Robert Medure and Charles Frank.

Keri informed the Board that there were a few changes that needed to be made in the deed restriction enforcement and fining procedure policy. Director Strout motioned to approve the revised deed restriction enforcement and fining procedure policy. Director Garritano seconded the motion. Four Directors voted in favor. Director Karabinas abstained his vote. Motion passed.

The Board discussed the deed restriction violations for dead grass and decided to start sending out violation letters to homeowners with dead grass.

Keri informed the Board of the total mediation cost to the Association was \$9,390.00.

Item 8 - Board Issues

Director Capesius informed the Board that the picnic tables were ordered and will arrive in six weeks. Director Capesius informed the Board that there has not been any progress with the City to get the pet stations installed on E. Park Street or the signs installed on TrailRidge that state "No ATV Vehicles Allowed".

Keri informed the Board of the cost to install a card reader on the side gate at 708 S. Lynnwood Trail. Director Karabinas motioned to approve the bid to install a card reader on the side gate at 708 S. Lynnwood Trail for a entry and a exit gate. Director Garritano seconded the motion. Director Strout motioned to amend the original motion to only approve to install an exit button on the side gate at 708 S. Lynnwood Trail and do not allow an entry point from the side gate. Director Karabinas seconded the motion. The amendment was unanimously approved. The amended motion was unanimously approved.

The Board looked at the Yard of the Month photos. The Board chose 101 Briarwood as April Yard of the Month.

Item 9 – Homeowner sign-in speakers

A homeowner was stating that vehicles were parking illegally in the street. The Board informed the homeowner to contact the Cedar Park Police Department.

Item 10 – Adjournment

Director Karabinas made a motion to adjourn the meeting. Director Garritano seconded the motion and it was unanimously approved. The meeting was adjourned at 9:10 p.m.

Attest:



Ed Strout, President

Forest Oaks Homeowners Association, Inc.