

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON MAY 8, 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, and Don Garritano were in attendance. Directors Joe Capesius and Christi Cheng were absent. 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 7:40 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Director Strout informed the homeowners that the Board approved the Association's insurance renewal policies.

Director Strout informed the homeowners that the Board approved to force mow one property.

Director Strout informed the homeowners that the Board approved to allow a homeowner a three month extension to allow the grass seed they planted to start growing.

Item 5 – Approval of Minutes

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

Keri reviewed the completed action items from the April 10, 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 April 10, 2012:

- Electronic Voting in the amount of \$824.00
- March Irrigation Repairs in the amount of \$86.53

Item 7 – RealManage Issues

Keri reviewed the April financials with the Board.

Keri reviewed the Alpha Paving bid with the Board for the Peyton Place alleyway repairs. Director Strout motioned to have Keri hire a civil engineer to come out, evaluate the issues with the Peyton Place alleyway, and provide recommendation for permanent repairs. Director Garritano seconded the motion and it was unanimously approved.

The Board discussed the issue of the pool tiles falling off at 708 S. Lynnwood Trail after the pool was resurfaced. Keri informed the Board that Hines Pool and Spa has agreed to reevaluate the situation once the pool has closed down for the season. If the pool has to be drained for more permanent repairs, Hines Pool and Spa will reimburse Forest Oaks for the water and they will extend the warranty for the tiles only. The Board discussed on whether to pay the final invoice in the amount of \$10,819.60 or to keep this as collateral. Director Garritano motioned to pay the \$10,819.60 final invoice to Hines Pool and Spa. Director Strout seconded the motion and it was unanimously approved.

Item 8 - Board Issues

Director Karabinas informed the Board that the Area Improvement Committee is currently working with the City on several projects in Forest Oaks. They are meeting with the City on May 17, 2012.

The Board looked at the Yard of the Month photos. Director Karabinas motioned to chose 901 Antelope Ridge as May Yard of the Month. Director Strout seconded the motion and it was unanimously approved.

Item 9 – Homeowner sign-in speakers

A homeowner had financial questions.

A homeowner would like swim lessons offered at the Forest Oaks pools.


A homeowner would like to extend one of the pools to accommodate more homeowners.

A homeowner would like the Board to suspend the dead grass violation letters that are being sent out to the homeowners due to the City of Cedar Park watering restrictions.

A homeowner would like to the Board to discuss the possibility of having a preview status for all deed restriction violations so that the homeowners do not receive a courtesy notice until the violation has occurred twice.

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 8:47 p.m.

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