

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON JUNE 21, 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 Christi Cheng were in attendance. Director David Karabinas was absent. Community Association Manager Keri Scott was present. Director of Community Association Manager Jenny Key was present.

Item 2 – 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 June 14, 2012:

- Replace diverter gaskets at 105 N. Lynnwood Trail in the amount of \$432.35
- Replace mechanical seal kit and housing o-ring for slide at 105 N. Lynnwood Trail in the amount of \$193.27
- Replace light bulb and gasket at 105 N. Lynnwood Trail in the amount of \$126.97
- Install waste/backwash line at 105 N. Lynnwood Trail in the amount of \$160.44

Item 3 – Approval of June 14, 2012 Minutes

The Board of Directors reviewed the minutes from the June 14, 2012 meeting. Director Capesius made a motion to approve the minutes as written. Director Ellmaker seconded the motion and it was unanimously approved.

Keri reviewed the completed action items from the June 14, 2012 meeting with the Board.

Item 4 - Board Issues

The Board discussed whether they wanted to add a preview status to the deed restriction inspection process. The preview status will allow the inspector to notate a first violation without a violation letter going out to the homeowner. Director Ellmaker motioned to add the preview status to all deed restriction violations. Director Capesius seconded the motion and it was unanimously approved.

Keri asked the Board if they would like to continue with a watch status when a homeowner reports a violation. The Board agreed that if a homeowner reports a violation, they would like a watch to be added to the system and when the inspector verifies the violation, it will then go into a preview status.

The Board would like Keri to create a flow chart that shows the deed restriction violation letter process.

The Board would like Keri to add a graph on all deed restriction violation letters showing the homeowner where they are in the process.

The Board discussed whether to send out violation letters for dead grass. Director Capesius motioned to suspend the deed restriction violation letters for dead grass while the drought conditions are in place in Cedar Park. Director Ellmaker seconded the motion and it was unanimously approved.

The Board discussed on whether to discuss delinquent accounts and deed restriction violations in open session. Director Medure motioned to move the delinquent account discussion and the deed restriction violation discussion from executive session to open session and redact the owner's names and addresses. There being no second, motion lost.

Director Medure requested to withdraw his request to discuss posting the homeowner list on the website.

The pool committee did not have the recommendations available for the June meeting.

The Board discussed the option of creating a Community Relations Officer on the Board. Director Medure motioned to create a Community Relations Officer on the Board. Director Cheng seconded the motion. Director Medure voted in favor. Director Capesius, Ellmaker, and Cheng denied. Motion lost.

The Board discussed the attorney bids. The Board requested Keri to create a spreadsheet of the attorney bids and a cost analysis for the services offered.

The Board discussed the option of having an annual electronic voting website. Director Medure motioned to proceed with the annual bid from VoteHOANow including weighted voting, port charge, annual service fee, and website set up charge in the amount of \$450.00. Director Cheng seconded the motion. Director Ellmaker, Medure, and Cheng voted in favor. Director Capesius denied. Motion passed.

The Board discussed a procedural change for the conduct of meetings. Director Medure motioned to ask the homeowners for input before each vote is cast from the Board. Director Cheng seconded the motion. Director Medure motioned to amend the original motion to include a time limit on each subject. Director Cheng seconded the amendment. Director Medure voted in favor. Director Capesius, Ellmaker, and Cheng denied. Motion lost.

Item 5 – Homeowner Sign-In Speakers

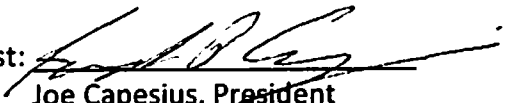
Ed Strout wanted to comment on a few items.

- He said that if discussion is opened up to the homeowners during every meeting, he feels that all the homeowners need to receive the information on the subjects prior to the meeting.
- He feels that the delinquent account information and the deed restriction violations should remain in executive session.
- He stated that State Law says an HOA can release names and addresses to homeowners.
- He stated that State Law prohibits an officer position.
- He likes the idea of the electronic voting.

*The HOA attorney advises that there is no law prohibiting the creation and/or appointment of a board officer position. In addition, the Forest Oaks by-laws allow the board directors to appoint any officer position to any person it may choose, with the exception that the officer position of 'President' must be appointed to a board director.

Item 6 – Adjournment

Director Capesius made a motion to adjourn the meeting. Director Cheng seconded the motion and it was unanimously approved. The meeting was adjourned at 8:40 p.m.

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