

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON JULY 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 7:00 p.m. Board Members Joe Capesius, Craig Ellmaker, Christi Cheng, and David Karabinas were in attendance. Board Member Robert Medure was absent. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:00 p.m.

Item 3 – Return from Executive Session

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

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to deactivate a delinquent homeowners pool card key after a missed payment from the agreed payment plan.

Keri informed the homeowners that the Board approved a homeowners request for an extension until September 30, 2012 to replace sod.

Keri informed the homeowners that the Board denied a homeowners request to bring their personal grill to the pool area.

Keri informed the homeowners that the Board denied a homeowners request to waive a \$50 fine for a trash can in public view.

Keri informed the homeowners that the Board approved to pay Alpha Paving an additional \$400 for additional materials for the Peyton Place/Rawhide Trail repairs as long as the vendor extends the warranty to a two year warranty.

Item 5 – Approval of June 21, 2012 Minutes

The Board of Directors reviewed the minutes from the June 21, 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 June 21, 2012 meeting with the Board.

Item 6 – RealManage Issues

Keri reviewed the June financials with the Board.

The Board would like Keri to get a bid for acoustical boards in the Community Center.

Keri reviewed the bid from Native Land Designs for the construction damage irrigation repairs. Director Karabinas motioned to approve the irrigation repairs as recommended by the landscape committee. Director Ellmaker seconded the motion and it was unanimously approved.

Keri reviewed the bid from Native Land Designs for the monument sign upgrades. The Board would like drawings of the improvements and one more bid to compare costs.

Director Capesius motioned to table five items on the agenda as requested by Director Medure and move these items to the August agenda which include review attorney bids, review inspection questionnaire, Cashew Lane easements, discontinue the assessment of fines for DRV's, and electronic voting poll. Director Karabinas seconded the motion. Director Capesius, Karabinas, and Ellmaker voted in favor. Director Cheng voted against. Motion passed.

Keri reviewed the bid from Austin Custom Shades for the playground shade repairs. The Board does not want to remove the shade with it being so hot and school out of session. The Board requested this be tabled and discussed again at the August Board meeting.

Keri reviewed the bid from Texas Disposal Systems for trash and recycling services. Director Karabinas motioned to deny the bid due to cost. Director Cheng seconded the motion and it was unanimously approved.

Item 7 - Board Issues

The Board would like to schedule the next Board meeting on August 21, 2012 at 7 p.m.

The Area Improvement Committee does not have anything to report on at this time.

Director Ellmaker is contacting pool companies to determine cost of expanding the pool at 105 N. Lynnwood Trail.

The Board discussed the landscape company and the schedule of their visits. The Board asked that RealManage follow up on Native Land Designs on a weekly basis. The Board would also like to inquire if the irrigation can be shut off in the winter or the lines blown out.

Keri informed the Board that RealManage cannot place a graph on the deed restriction letters. There is only a text field that can be added to each letter.

Director Capesius informed the Board that he contacted Matt Powell in regards to the Community Action Committee and Matt informed Director Capesius that he no longer wants to be on the Committee. Director Capesius informed the Board that this position is open.

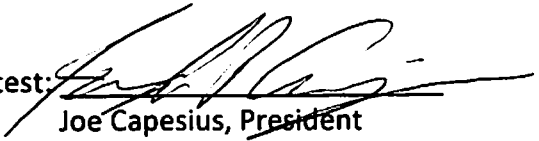
The Board reviewed the yard of the month photos. Director Karabinas motioned to pick 109 Briarwood as July yard of the month. Director Ellmaker seconded the motion and it was unanimously approved.

Item 8 – Homeowner Sign-In Speakers

There were no homeowners present.

Item 9 – 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 8:40 p.m.

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