

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON AUGUST 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 7:12 p.m. Board Members Joe Capesius, Craig Ellmaker, and David Karabinas were in attendance. Board Members Robert Medure and Christi Cheng were absent. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:12 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:33 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to set up a twelve month payment plan for a delinquent homeowner.

Keri informed the homeowners that the Board approved to set up a twelve month payment plan and waive late fees from a homeowners account as long as the payments are made on time.

Item 5 – Approval of July 10, 2012 Minutes

The Board of Directors reviewed the minutes from the July 10, 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 July 10, 2012 meeting with the Board.

Item 6 – Act on Ratify and Reaffirm Board actions considered since last meeting

Keri informed the homeowners of the following actions approved by the Board since the July 10, 2012 meeting:

- Re-install the loose coping stone at 708 S. Lynnwood Trail pool in the amount of \$300.00
- Repair the fence in the Bandstand Lane alleyway in the amount of \$560.00
- Replace the diverter gaskets at 105 N. Lynnwood Trail pool in the amount of \$275.38
- Irrigation repairs in the amount of \$828.07

Item 7 – RealManage Issues

Keri reviewed the July financials with the Board.

Keri reviewed the bids from Native Land Designs and Sunterra for monument sign upgrades. The Board would like to meet with Native Land Designs on Wednesday, August 29, 2012 at 9a.m. in the Community Center to discuss the proposals. The Board would also like this added to the September agenda to discuss.

Keri reviewed the bids from Native Land Designs, North by Northwest Lawns, and Sunterra for landscape maintenance. The Board would like to add this to the September agenda to discuss.

The Board decided to table the attorney bids, inspection questionnaire, Cashew Lane easement, and electronic voting poll to the September Board meeting agenda.

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 September Board meeting.

Keri informed the Board that the draft 2013 budget is completed and a budget meeting is needed to get Board input. The Board scheduled a budget work session for Wednesday, September 5, 2012 at 9 a.m. at the RealManage office.

Item 8 - Board Issues

Director Capesius informed the Board that the Area Improvement Committee is currently working with the City of Cedar Park to get the sidewalk extended and get doggie stations installed within the Forest Oaks neighborhood.

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

Keri gave the Board the deed restriction flow chart as requested.

The Board discussed discontinuing the assessment of fines for deed restriction violations. Director Karabinas motioned to continue with the current fining policy. Director Ellmaker seconded the motion and it was unanimously approved.

Director Ellmaker informed the Board that there are some homeowners requesting the Board to add rubber mats to the restrooms at 708 S. Lynnwood Trail. Keri will get a bid to install the rubber mats in the restrooms.

Director Ellmaker informed the Board that more lounge chairs are needed at 105 N. Lynnwood Trail. The pool committee will look at the pool furniture and give the Board a recommendation on how many chairs are needed at each pool.

Keri asked the Board if they want to charge vendors or Board members for lost keys. Director Capesius motioned to allow a vendor or Board member one lost key at no cost; however, any lost keys thereafter will be a charge of \$25 per key lost. Director Ellmaker seconded the motion and it was unanimously approved.

The pool committee will review the current pool signs at each pool and make a recommendation to the Board on the revisions needed.

The pool committee recommended posting a plastic sign on each restroom door that states "In case of an emergency, please contact RealManage at (512) 219-1927". Director Capesius motioned to purchase four plastic signs for each restroom door. Director Karabinas seconded the motion and it was unanimously approved.

Keri asked the Board if they would like to switch the monthly Board meetings to the third Tuesday of the month since the financials are not posted until the 10th of the month and sometimes the meeting will come before the financials are posted. The Board chose to keep the Board meetings on the second Tuesday of the month.

The Board reviewed the yard of the month photos. Director Karabinas motioned to pick 603 S. Gadwall as August yard of the month. Director Ellmaker seconded the motion and it was unanimously approved.

Item 9 – Homeowner Sign-In Speakers

Thanh Dinh at 101 Muscovy informed the Board that their ACC request was denied for landscape improvements. The Board requested the homeowner to e-mail them the photos of the landscaping improvements and the ACC application that was denied.

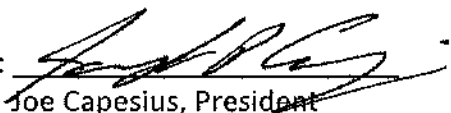
Ed Strout asked the Board to readdress the wildflowers at 105 N. Lynnwood Trail.

Bob Heckathorn asked the Board to have the pool areas treated for fire ants. He also requested the Board encourage landscaping improvements and allow xeroscaping.

Item 10 – Adjournment

Director Capesius made a motion to adjourn the meeting. Director Ellmaker seconded the motion and it was unanimously approved. The meeting was adjourned at 9:07 p.m.

Attest:



Joe Capesius, President

Forest Oaks Homeowners Association, Inc.