

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON JANUARY 8, 2013 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, Robert Medure, and David Karabinas were in attendance. Board Member Christi Cheng 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 8:00 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to have the attorney send a demand letter to a homeowner for a deed restriction violation.

Keri informed the homeowners that the Board approved to waive one late fee from a homeowners account.

Keri informed the homeowners that the Board reviewed a homeowners report of a violation in which the Board determined it was not an actual violation of the deed restrictions .

Item 5 – Approval of December 18, 2012 Minutes

The Board of Directors reviewed the minutes from the December 18, 2012 meeting. Director Capesius made a motion to approve the minutes as written. Director Karabinas seconded the motion and it was unanimously approved.

Keri reviewed the completed action items from the December 18, 2012 meeting with the Board.

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

There were no actions taken since the last meeting.

Item 7 – RealManage Issues

Keri informed the Board the December financials are not available yet.

The Board discussed the deed restriction violations for missing trees on homeowner's lots. The Board will wait to enforce the missing trees on lots until they receive the tree inspection log

from RealManage. Director Medure will check with the City of Cedar Park to determine if there is a City ordinance in regards to a tree being planted between the sidewalk and the curb.

Director Medure reviewed the A1 Services drawings for the pavilion and the Board decided to move forward with the bid that was approved at the September 2012 Board meeting. The Board would like to have at least one Board member meet with A1 Services before the work begins to confirm this structure will fit properly at the location.

The Board reviewed the slide/tumble bucket pump cover bids and reviewed the pool committee's recommendation. Director Karabinas motioned to accept the D&S Construction bid in the amount of \$685.00 per the pool committee's recommendation. Director Capesius seconded the motion and it was unanimously approved.

The Board asked Keri to follow up with The Christmas Light Company and request the Mandarin Flyway invoice be waived since it was not included on the original signed bid.

Keri informed the Board that the website is not being updated. The Board asked Keri to get bids for a company to update and maintain the Association website.

Item 8 – Board Issues

The interior designer did not show up to discuss the options for the Clubhouse.

Director Medure reviewed the draft policy for allowing temporary parking of RV's with the Board. Director Karabinas motioned to accept the policy with one change; friends or relatives can park an RV for no more than 96 hours provided that the owner contacts Forest Oaks HOA for approval. Director Capesius seconded the motion and it was unanimously approved.

Director Medure will contact VoteHOANow for more details about setting up a secure login to conduct the soliciting poll.

The Board decided to table the ping-pong table discussion until the February Board meeting.


The Board decided to table the yard of the month until the February Board meeting.

Item 9 – Homeowner Sign-In Speakers

Maureen Bender received a violation letter for a missing tree in the front lawn and she would like the Board to guide her as to where to plant the tree. She presented the Board with a drawing of her landscaping and informed the Board that if a tree is planted in the street strip, it will affect the drainage. The Board informed Maureen that they are discussing the issue regarding missing trees and are currently conducting an inspection of all missing trees on lots. They informed Maureen that no violation letters will be mailed out until the Board comes to a conclusion on how to handle the missing trees issue.

Item 10 – 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 9:17 p.m.

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