

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON DECEMBER 10, 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 7:14 p.m. Board Members Robert Medure, David Karabinas, Kimberly Gogulski, and John Miri were in attendance. Board Member Joe Capesius was absent. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:14 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 8:05 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to remove a dead palm tree from a homeowner's lot and charge the homeowner back for the expense.

Keri informed the homeowners that the Board approved to force mow a homeowner's lot and charge the homeowner back for the expense.

Keri informed the homeowners that the Board denied a homeowners request to remove a deed restriction fine from a homeowner's account.

Keri informed the homeowners that the Board denied a homeowner's request to move a large landscape rock in the Peyton Place alleyway.

Item 5 – Approval of September 17, 2013 Minutes

The Board of Directors tabled this until the next Board meeting.

Item 6 – Approval of November 11, 2013 Minutes

The Board of Directors reviewed the minutes from the November 11, 2013 meeting. Director Gogulski made a motion to approve the minutes as written. Director Medure seconded the motion. Director Medure, Gogulski, and Miri approved. Director Karabinas abstained. Motion passed.

Item 7 – Act on or Ratify and Reaffirm Board actions considered since last meeting

Keri informed the homeowners that the Board approved the Commercial Swim bid to replace the leaking bulkhead on filter 4 at pool 1 in the amount of \$564.19.

Keri informed the homeowners that the Board approved The Christmas Light Company bid to install Holiday lights on the monument signs in the amount of \$3,568 plus tax.

Item 8 – RealManage Issues

Keri reviewed the November financials with the Board.

The Board discussed the attorney bids and decided to continue with the current attorney to allow the new Board members to have a change to work with the attorney and decide at a later date if they would like to switch attorney firms.

Keri informed the Board that the landscape committee has a few recommendations of changes to the upgrade proposal from Native Land Designs. The Board asked Keri to send the landscape committee recommendation to the Board for review.

The pool committee informed the Board they recommend using Safeguard Aquatics for the 2014 pool season. The Board asked Keri to contact Commercial Swim and determine if we can cancel the current contract on March 1, 2013.

The pool committee informed the Board they recommend using Longhorn Pool Service for the pool 1 upgrades. Director Medure motioned to send a letter of intent to Longhorn Pool Services to allow the pool committee to meet with Longhorn to discuss the entire project. Director Gogulski seconded the motion and it was unanimously approved.

The Board discussed the camera operations at each pool and asked Keri to send the legal recommendation to the Board again so the new Board members can review the recommendation.

Keri reviewed the RealMaintenance bid with the Board to install a basketball court gate and card reader at 708 S. Lynnwood Trail. Director Karabinas motioned to approve the RealMaintenance bid in the amount of \$4,715. Director Medure seconded the motion and it was unanimously approved.

Item 9 – Board Issues

The following are the new Board positions:

President – Joe Capesius
Vice President – Robert Medure
Treasurer – David Karabinas
Secretary – Kimberly Gogulski
Member at Large – John Miri

The Board tabled the deed restriction process and force mowing process.

Keri informed the Board that the attorney's office is in the process of filing the "No Trespassing" affidavit with the police department and needs the rules for the Mandarin Flyway pond. The Board informed Keri that the rules will be no vehicles, no loud music, and the restricted hours are 10 p.m. to 6 a.m.

The Board tabled the deed restriction violation letters regarding the trees required per lot until the next Board meeting.

The Board scheduled the Annual meeting for April 8, 2014. The Board asked Keri to check the proxy dates to confirm they will still be valid.

The Board scheduled the Board meeting for January 14, 2014 at 7 p.m. at the Forest Oaks Clubhouse.

The Board chose 925 Tallow Trail as December yard of the month.

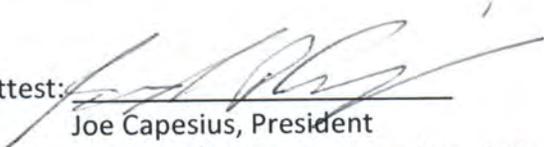
Item 10 – Homeowner Sign-In Speakers

There were no homeowners in attendance.

Item 11 – Adjournment

Director Karabinas made a motion to adjourn the meeting. Director Medure seconded the motion and it was unanimously approved. The meeting was adjourned at 9:31 p.m.

Attest:


Joe Capesius, President

Forest Oaks Homeowners Association, Inc.