

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON FEBRUARY 18, 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 7:04 p.m. Board Members Joe Capesius, Robert Medure, and David Karabinas were in attendance. Board Members Craig Ellmaker and Christi Cheng were absent. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:04 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 8:17 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to pursue a lawsuit on two homeowners for non-payment of Assessments.

Keri informed the homeowners that the Board approved to allow a homeowner to set up a twelve month payment plan for past due assessments and one deed restriction legal fee and the Board will waive all late fees and all other legal fees from the account.

Item 5 – Approval of January 8, 2013 Minutes

The Board of Directors reviewed the minutes from the January 8, 2013 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 January 8, 2013 meeting with the Board.

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

Keri informed the homeowners that the Board approved the Native Land Design bid to repair the water leak at 708 S. Lynnwood Trail in the amount of \$454.65.

Keri informed the homeowners that the Board approved the RealMaintenance bid to repair the lighting at the Darkwoods monument sign in the amount of \$650.00.

Keri informed the homeowners that the Board approved the Native Land Designs bid to repair the irrigation per the January irrigation report in the amount of 373.78.

Keri informed the homeowners that the Board approved the Native Land Designs bid to remove the fallen trees at 708 S. Lynnwood Trail in the amount of \$703.63.

Keri informed the homeowners that the Board approved the Crystal Clear Pools and Spa bid to replace the valve top kits at 105 N. Lynnwood Trail in the amount of \$321.34.

Item 7 – RealManage Issues

Keri reviewed the December and January financials with the Board.

Keri reviewed the pending action items with the Board.

Keri reviewed the RealWeb bid with the Board. Director Medure will send Keri contact information for another website service.

Keri informed the Board that there is a tree on the Forest Oaks HOA property that is leaning into a homeowner's fence and Native Land Designs submitted a bid in the amount of \$135.31 to remove the tree. Director Karabinas motioned to approve the Native Land Design bid in the amount of \$135.31 to remove the tree. Director Capesius seconded the motion and it was unanimously approved.

Director Capesius informed the Board that he has asked Native Land Designs to submit several bids for landscape improvements throughout Forest Oaks HOA.

Keri informed the Board that a homeowner on Truman Lane requested a "Children at Play" sign in the park behind Truman Lane. Keri informed the Board that a double sided sign with frame will cost \$75.00. Director Karabinas motioned to approve the double sided sign with frame in the amount of \$75.00. Director Capesius seconded the motion and it was unanimously approved.

Keri informed the Board that a homeowner on Truman Lane requested lighting in the trees in the park behind Truman Lane. Keri is working on getting bids for this.

Item 8 – Board Issues

The Board tabled the interior design discussion until the March Board meeting.

The Board discussed the RV policy and agreed to leave the policy as approved at the January Board meeting.

Keri informed the Board that there are 150 trees that are missing on homeowner lots. The Board would like Keri to ask the Association's attorney what the procedure is on filing a variance for these homes and do the variances have to be filed with the County.

The Board would like to set up a voting poll for swim lessons. Don Garritano will send the Board the information he wants posted on the voting poll and once the Board approves the voting poll, Keri will set up the voting poll and send out an e-mail blast to the homeowners asking them to log on and vote.

The Board set the Annual meeting for May 21, 2013 at Reagan Elementary School and would like to rent 100 chairs for the homeowners to sit in.

Don Garritano spoke to the Board about the 2013 pool season. Keri and Don will work together to get all the pool bids by the March Board meeting. Keri will work on getting a new pool rules sign posted at both pools.

Director Capesius spoke to Native Land Designs about increasing the watering times.

The Board chose 1507 Silver Oak for the February Yard of the Month.

Item 9 – Homeowner Sign-In Speakers

There were no homeowners that signed in to speak.

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 9:55 p.m.

Attest:



Joe Capesius, President
Forest Oaks Homeowners Association, Inc.