

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.  
ON MARCH 20, 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 7:05 p.m. Board Members Joe Capesius, Craig Ellmaker, Robert Medure, David Karabinas, and Christi Cheng were in attendance. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:05 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:30 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to hire Native Land Designs to trim the shrubs on a homeowners lot and charge back this expense to the homeowner.

Keri informed the homeowners that the Board approved to waive late fees on a homeowners account if they pay all legal fees and past due assessments within thirty days.

Item 5 – Approval of February 18, 2013 Minutes

The Board of Directors reviewed the minutes from the February 18, 2013 meeting. Director Karabinas made a motion to approve the minutes as written. Director Capesius seconded the motion. Directors Capesius, Ellmaker, Medure, and Karabinas voted in favor. Director Cheng abstained. Motion passed.

Keri reviewed the completed action items from the February 18, 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 for irrigation repairs in the amount of \$396.66.

Keri informed the homeowners that the Board approved the Neighborhood News bid to include one additional page in the newsletter in the amount of \$279.00.

Keri informed the homeowners that the Board approved the RealMaintenance bid to repair the men's urinal and faucet at pool 1 in the amount of \$275.37.

Keri informed the homeowners that the Board approved the RealMaintenance bid for Clubhouse repairs in the amount of \$274.57.

Item 7 – RealManage Issues

Keri reviewed the February financials with the Board.

Don Garritano reviewed the pool bids with the Board and gave his recommendation on all items.

Director Karabinas motioned to accept the pool committee's recommendation and approve the Trusted Restore bid to paint the restrooms, pavilion, entry beams, and iron fencing at pool 1 in the amount of \$8,724.45. Director Ellmaker seconded the motion and it was unanimously approved.

Director Karabinas motioned to accept the pool committee's recommendation and approve the RealMaintenance bids to install an 18 inch battery operated clock with cage at each pool, replace the women's restroom shower fixture at pool 1, install a trash can at pool 1, and power wash both pool decks in the amount of \$2,567.64. Director Capesius seconded the motion and it was unanimously approved.

Director Karabinas motioned to accept the pool committee's recommendation and approve the Sundek bid to repair the pool decks in the amount of \$2,841.15. Director Capesius seconded the motion and it was unanimously approved.

Director Karabinas motioned to accept the pool committee's recommendation and approve the Georgetown Fireplace and Patio bid to purchase twelve chaise lounge chairs in the amount of \$2,442.00 plus tax, freight, and delivery charges. Director Ellmaker seconded the motion and it was unanimously approved.

Keri reviewed the Native Land Design bids with the Board. Director Ellmaker motioned to approve the Native Land Designs bid to install dwarf Burford holly at pool 1 in the amount of \$4,706.71. Director Capesius seconded the motion and it was unanimously approved.

Director Ellmaker motioned to approve the Native Land Design bid to install Bermuda hydroseed in the bare areas by the monument signs off Brushy Creek Road. Director Karabinas seconded the motion. Directors Capesius, Ellmaker, Karabinas, and Cheng voted in favor. Director Medure voted against. Motion passed.

Keri reviewed the ADT bids with the Board to replace the cameras at pool 1. Director Capesius motioned to approve the ADT bid to install nine turret cameras at pool 1 in the amount of \$4,228.75 along with the monthly maintenance in the amount of \$34.99 per month. Director Cheng seconded the motion and it was unanimously approved.

Keri reviewed the Dyezz bids with the Board to repair the DVR system and replace the monitor at pool 2. Director Ellmaker motioned to approve the Dyezz bid to repair the DVR system and replace the monitor at pool 2 in the amount of \$791.31. Director Capesius seconded the motion and it was unanimously approved.

Keri reviewed the website maintenance bids with the Board. Director Ellmaker motioned to approve the RealWeb bid. Director Capesius seconded the motion and it was unanimously approved.

Keri reviewed the RealMaintenance Truman lighting bid with the Board. The Board asked Keri to get two more bids for this expenditure.

The Board decided to table the attorney bids until the April Board meeting.

#### Item 8 – Board Issues

The Board discussed the interior design of the Clubhouse and Director Medure informed the Board that the interior decorator will attend the April Board meeting.

The Board discussed the deed restriction violation letters regarding missing trees. The Board asked Keri to consult with the attorney to determine if the HOA can legally enforce the restriction on some owners (those currently in compliance) while at the same time not enforcing on other owners (those recently determined to be out of compliance and beyond the four year statute of limitations). The Board would also like Keri to get a bid to replace all missing trees on homeowners lots.

Don Garritano informed the Board that he is working on the voting poll for swim lessons.

The Board discussed providing food at the Annual meeting. The Board asked Keri to get a bid for Rudy's to deliver food for 100 people. The Board also asked Keri to check with the school to make sure we can have food in the room and make sure there are enough trash cans available.

Don Garritano is working on getting a recommendation to the Board for pool monitors/lifeguards and pool maintenance for the 2013 swim season.

The Board chose 201 Water Oak for the March Yard of the Month.

The Board discussed the newsletter process.

The Board discussed the expenditures that can be approved outside of a meeting. Director Karabinas motioned to allow only expenses related to repairs and maintenance of the Community under \$1,000 may be approved by one Board member. Director Ellmaker seconded the motion and it was unanimously approved.

Item 9 – Homeowner Sign-In Speakers

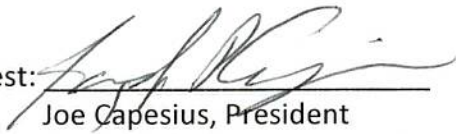
Don Garritano asked a question about misuse of funds.

Michael Graham inquired about the status of his ACC application.

Item 10 – Adjournment

Director Capesius made a motion to adjourn the meeting. Director Cheng seconded the motion and it was unanimously approved. The meeting was adjourned at 9:22 p.m.

Attest:



Joe Capesius, President  
Forest Oaks Homeowners Association, Inc.