

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON APRIL 9, 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, and Christi Cheng were in attendance. Board Members Robert Medure and David Karabinas were 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 7:38 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 force mow a homeowner's lot and charge back this expense to the homeowner.

Keri informed the homeowners that the Board approved to waive two fines from a homeowners account as long as the deed restriction violations have been cured.

Item 5 – Approval of March 20, 2013 Minutes

The Board of Directors reviewed the minutes from the March 20, 2013 meeting. Director Capesius made a motion to approve the minutes as written. Director Ellmaker seconded the motion and it was unanimously approved.

Keri reviewed the completed action items from the March 20, 2013 meeting with the Board.

Item 6 – Approval of the 209 Hearing minutes of April 2, 2013

The Board of Directors reviewed the minutes from the April 2, 2013 209 Hearing. Director Capesius made a motion to approve the minutes as written. Director Ellmaker seconded the motion and it was unanimously approved.

Item 7 – 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 \$443.83.

Keri informed the homeowners that the Board approved the Crystal Clear Pools and Spas bid to replace the seal kit at 708 S. Lynnwood Trail in the amount of \$172.04.

Keri informed the homeowners that the Board approved the Native Land Designs bid for irrigation repairs in the amount of \$645.90.

Item 8 – RealManage Issues

Keri reviewed the March financials with the Board.

Keri informed the Board that she is working on getting two more bids for the Truman tree lighting.

The Board tabled the attorney bid discussion until the June Board meeting.

Keri reviewed the cost with the Board to troubleshoot the wiring for the lights at the monument signs. Director Capesius motioned to approve up to \$1,000 to upgrade the lighting at the monument signs to make all the lights bright and consistent. Director Ellmaker seconded the motion and it was unanimously approved.

The Board reviewed the pool maintenance bids. Director Ellmaker motioned to approve the Caribbean Blue Pools bid for a one year trial period and cancel the contract with Crystal Clear Pools and Spas. Director Cheng seconded the motion and it was unanimously approved.

The Board reviewed the lifeguard and pool monitor bids. Director Capesius motioned to approve the Austin Pool Pros bid for one pool monitor on weekends only from 12 p.m. to 8 p.m. at 708 S. Lynnwood Trail and two lifeguards everyday from 12 p.m. to 8 p.m. at 105 N. Lynnwood Trail. The lifeguards will check the trash at each pool both before and after their shifts. Director Cheng seconded the motion and it was unanimously approved.

Keri informed the Board that the playground shade at 708 S. Lynnwood Trail was shipped off for warranty repairs and the shade is not covered under the manufacturer's warranty. Director Ellmaker motioned to split the cost with Noah's Park & Playground to replace the fabric in the amount of \$494.00. Director Cheng seconded the motion and it was unanimously approved.

Item 9 – Board Issues

The Board discussed the interior design of the Clubhouse and Director Cheng will look into a design plan for the Clubhouse.

The Board discussed the deed restriction violation letters regarding missing trees. The Board decided on those lots beyond the four year statute of limitations to leave the violation letters on the homeowner's accounts and if they sell their lot, the new homeowner must replace the missing trees. The lots less than four years old, the Board will continue to be cited until the problem is resolved.

The Board discussed the voting poll and decided not to do a poll at this time.

The Board discussed the electronic voting for the Annual meeting. Director Capesius motioned to set up a one-time only electronic vote for the Annual meeting election up to \$904 through VoteHOANow. Director Ellmaker seconded the motion and it was unanimously approved.

Keri reviewed the Annual meeting packet with the Board.

The Board discussed whether to provide food at the 2013 Annual meeting. Director Ellmaker motioned to approve to have Rudy's cater the food at the meeting for 100 people. Director Capesius seconded the motion and it was unanimously approved.

The Board discussed whether to provide food for the Eagle Scout project that will be taking place within Forest Oaks HOA. Director Capesius motioned to approve up to \$300 for food and drinks for the Eagle Scouts. Director Ellmaker seconded the motion and it was unanimously approved.

The Board reviewed the language in the 209 violation letter and agreed that they want to keep this as is.

The Board chose 100 S. Gadwall for the April Yard of the Month.

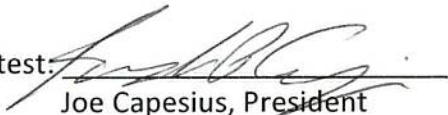
Item 10 – Homeowner Sign-In Speakers

There were no homeowners in attendance.

Item 11 – 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 9:00 p.m.

Attest:



Joe Capesius, President

Forest Oaks Homeowners Association, Inc.