

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.  
ON FEBRUARY 18, 2014 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 7:03 p.m. Board Members Joe Capesius, Robert Medure, David Karabinas, Kimberly Gogulski, and John Miri were in attendance. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:03 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:52 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to pursue a lawsuit against a homeowner for non-payment of assessments.

Keri informed the homeowners that the Board approved to resume enforcement on a homeowner with Holiday lights on the front patio.

Item 5 – Approval of January 23, 2014 Minutes

The Board of Directors reviewed the minutes from the January 23, 2014 meeting. Director Capesius made a motion to approve the minutes as written. Director Gogulski seconded the motion and it was unanimously approved.

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

Keri informed the homeowners that the Board approved the Associated Time and Parking bid to replace the card reader at pool 2 in the amount of \$345.53.

Item 7 – Financials

Keri reviewed the January financials with the Board.

Item 8 – Old Business

The Board reviewed the pool contracts. Director Capesius motioned to approve the Safeguard Aquatics contract dated January 13, 2014 with lifeguards at pool 1. Director Gogulski seconded the motion. Director Capesius, Karabinas, Gogulski, and Miri voted in favor. Director Medure voted against. Motion passed.

Director Medure motioned to send Commercial Swim a 30 days' notice of cancellation and give one Board member the authorization to approve the cancellation notice. Director Capesius seconded the motion and it was unanimously approved.

Keri reviewed the 2014 Annual Meeting packet with the Board. The Board asked Keri to add the 2012 revenue and expense report to the packet and to get a cost for colored print.

The Board reviewed the upcoming Social events. Director Gogulski motioned to require all attendees for the Pinnacle and self defense classes sign release of liability waivers. Director Karabinas seconded the motion. Director Medure motioned to amend the original motion to include any social event that includes physical activity requires a release of liability waiver to be signed by attendees. Director Karabinas seconded the motion and it was unanimously approved. The motion as amended was unanimously approved.

Director Medure motioned to approve poker night pending an approval from legal council and the Association's insurance provider. Director Karabinas seconded the motion. Director Medure, Karabinas, Gogulski, and Miri voted in favor. Director Capesius voted against. Motion passed.

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

Keri informed the Board that in order to add pond hours of operation to the no trespassing affidavit, the attorney said a sign must be posted at the pond area with the hours of operation.

The Board tabled the camera operational performance until the next Board meeting.

#### Item 9 – New Business

Keri informed the Board that the ACC committee revised the ACC Guidelines and these need to be recorded with Williamson County records department. Director Karabinas motioned to approve the revised ACC guidelines upon ACC committee confirming the only change was the addition of xeriscaping. Director Capesius seconded the motion and it was unanimously approved.

Keri informed the Board that signs would need to be installed at each entrance of the Community Center parking lot in order for towing to be enforced. Director Karabinas motioned to deny towing signs to be installed in the Community Center parking lot. Director Medure seconded the motion and it was unanimously approved.

Keri informed the Board that there is no additional charge to install recycling bins at the pool areas. The Board approves to install two recycle bins at pool 2 and one at pool 1 in exchange for trash bins.

Keri informed the Board that the details of the Community Center blinds are still pending and will be e-mailed to the Board once received.

Keri informed the Board of the pricing of the dog leash signs to be installed on common area property at Peyton Place. Director Karabinas motioned to approve RealMaintenance to install two dog leash signs at Peyton Place with the price not to exceed \$500.00. Director Capesius seconded the motion and it was unanimously approved.

The Board set the next Board meeting for Tuesday, March 18, 2014 at 6 p.m. at the Forest Oaks pool located at 708 S. Lynnwood Trail.

The Board tabled the yard of the month until the next Board meeting.

Item 10 – Homeowner Sign-In Speakers

A homeowner asked what the occupancy load was in the Clubhouse and had ACC questions. The Board asked Keri to find out the occupancy load in the Clubhouse.

Item 11 – 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 9:15 p.m.

Attest:

  
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Joe Capesius, President

Forest Oaks Homeowners Association, Inc.