

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.  
ON MARCH 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 7:10 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 7:10 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:45 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to allow a delinquent homeowner amenity access if they make a one-time payment for April, May, and June.

Keri informed the homeowners that the Board approved to waive \$370 in late fees from a homeowners account.

Item 5 – Approval of February 18, 2014 Minutes

The Board of Directors reviewed the minutes from the February 18, 2014 meeting. Director Capesius made a motion to approve the minutes as written. Director Karabinas 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 Neighborhood News bid to add additional pages to the newsletter in the amount of \$421.00.

Keri informed the homeowners that the Board approved the Aquatic Features bid to remove the Mandarin Flyway pond pump/motor, powerwash it, and ship it to the manufacturer for diagnosis in the amount of \$250.00.

Item 7 – Financials

Keri reviewed the February financials with the Board.

Item 8 – Old Business

The Board reviewed the deed restriction violation letters for trees required per lot. Director Medure motioned to not note the tree violation on the resale certificate at time of home sale

and not enforce at time of home sale. Director Gogulski seconded the motion. Director Medure voted in favor. Director Capesius, Karabinas, and Miri voted against. Director Gogulski abstained. Motion did not pass.

The Board discussed the camera operational performance. Director Karabinas motioned to approve one Board member get a license to view the camera footage. Director Capesius seconded the motion. Director Capesius, Medure, and Karabinas voted in favor. Director Gogulski and Miri voted against. Motion passed.

Keri reviewed the bids with the Board to install faux wood blinds in the Community Center. Director Karabinas motioned to approve the VCOMM bid to install blinds on the windows and the doors in the Community Center. Director Gogulski seconded the motion and it was unanimously approved.

Keri reviewed the Mandarin Flyway pond sign with the Board and they asked that Keri add all the rules on the sign and send the Board a proof of the sign before ordering the sign.

#### Item 9 – New Business

The Board discussed the concrete improvement at pool 1 was extended further than the original plans. Director Medure motioned to modify the contract to the original plan and take the \$7,370 refund from Genesis Pools. Director Capesius seconded the motion and it was unanimously approved.

The bench is no longer needed as the light pole will now be in the grass area with the original planning of the decking at pool 1.

The Board tabled the 2014 pool rules until the next Board meeting.

Keri informed the Board that Commercial Swim is offering to credit the Association one week of services due to the lack of maintenance in January 2014. Director Gogulski motioned to accept the offer from Commercial Swim for a one week refund to the Association. Director Karabinas seconded the motion and it was unanimously approved.

Keri reviewed the bid with the Board from A1 Services to paint the restroom doors at pool 1 in the amount of \$555.00. Director Capesius motioned to approve the A1 services bid to paint the restroom doors at pool 1 in the amount of \$555.00. Director Miri seconded the motion and it was unanimously approved.

Keri reviewed the irrigation bids with the Board from Native Land Designs in the amount of \$1,586.93. Director Medure motioned to approve the irrigation proposals in the amount of \$1,586.93. Director Capesius seconded the motion and it is unanimously approved.

The Board approved the Social Committee spring festival contract from Renewal by Andersen.

The Board tabled the enforce unapproved construction during inspections until the next Board meeting.

The Board will set the next Board meeting date after the Annual Meeting in April.

Director Capesius motioned for 100 Water Oak to be March Yard of the Month. Director Karabinas seconded the motion and it was unanimously approved.

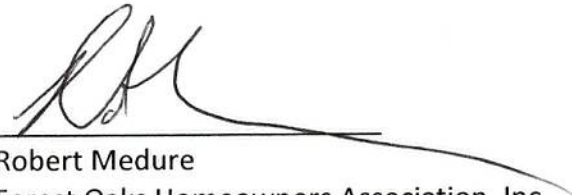
Item 10 – Homeowner Sign-In Speakers

A homeowner asked what the process is for ACC applications. The Board informed him he could attend an ACC meeting and Keri gave the homeowner an ACC application to fill out.

Item 11 – Adjournment

Director Capesius made a motion to adjourn the meeting. Director Miri seconded the motion and it was unanimously approved. The meeting was adjourned at 9:10 p.m.

Attest:



Robert Medure  
Forest Oaks Homeowners Association, Inc.