

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON MAY 1, 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 7:20 p.m. Board Members Robert Medure, David Karabinas, Kimberly Gogulski, John Miri, and David Oliver were in attendance. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:20 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 8:15 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to send a demand letter to a homeowner for an unapproved shed in the back yard.

Keri informed the homeowners that the Board approved to send a demand letter to a homeowner for a UHaul truck that is parked in the driveway.

Item 5 – Approval of March 18, 2014 Minutes

The Board of Directors reviewed the minutes from the March 18, 2014 meeting. Director Karabinas 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 Aquatic Features bid to repair the Mandarin Flyway fountain in the amount of \$176.00 plus shipping.

Keri informed the homeowners that the Board approved the Safeguard Aquatics bid to repair the multiport valve at 708 S. Lynnwood Trail in the amount of \$475.00.

Keri informed the homeowners that the Board approved the Water Safety bid to order pool supplies for both pools in the amount of \$411.92.

Keri informed the homeowners that the Board approved the Rec Supply bid to order 2 head immobilizers and 2 rescue boards in the amount of \$704.70.

Keri informed the homeowners that the Board approved the Rec Supply bid to order four umbrellas for the pools in the amount of \$620.00.

Item 7 – Financials

Keri reviewed the March financials with the Board.

Item 8 – Old Business

The Board reviewed the deed restriction violation letters for trees required per lot. Director Gogulski motioned to not enforce the tree requirement violation and not note this on the resale certificates per the legal opinion given to the Board. Director Karabinas seconded the motion. Director Medure motioned to amend the motion to add that this includes all owners outside the four year statute of limitations. Director Karabinas seconded the amendment. Director Medure, Gogulski, and Oliver voted in favor. Director Karabinas and Miri voted against. Motion passed.

The Board discussed the enforcement process for unapproved construction projects noticed during inspections. Director Medure motioned to only send a violation letter to a homeowner when the inspector has seen the construction in progress. Director Gogulski seconded the motion and it was unanimously approved.

The Board discussed the deed restriction enforcement and the ACC committee asked the Board if they can review the 6.1 Maintenance violations before RealManage sends out a violation letter. Director Medure motioned to have RealManage take photos of all 6.1 Maintenance violations (not landscape violations) and send these to the ACC committee for review and approval before sending a violation letter to the homeowners. Director Gogulski seconded the motion and it was unanimously approved.

The Board tabled the force mow policy until the next Board meeting.

The Board discussed the pool 1 construction status. Director Medure motioned to fire Genesis Pools once the top coat is completed and begin coordinating with Native Land Designs to finish the landscape items and Longhorn Pools to finish the coping work. Director Karabinas seconded the motion. Director Karabinas, Gogulski, Miri, and Oliver voted in favor. Director Medure voted against. Motion passed.

Director Medure motioned to approve up to \$3,000 to fix the coping at pool 1 and up to \$4,000 to install landscaping and fix the drainage at pool 1. Director Karabinas seconded the motion and it was unanimously approved.

The Board reviewed the 2014 pool rules. Director Medure motioned to approve the revised pool rules for 2014. Director Karabinas seconded the motion and it was unanimously approved.

Keri informed the Board that the attorney requested to put the Board members information on the trespassing affidavit. The Board requested that RealManage information is on the affidavit instead of the Board members information.

Keri reviewed the revised drawing of the basketball court gate with the Board. The Board requested a refund from RealMaintenance on the gate installation and asked Keri to get a proposal from another vendor to install the larger gate and shorter push bar.

Item 9 – New Business

The Board tabled the Board positions until the next Board meeting.

The pool committee presented several proposals to the Board for review and approval.

- Lifeguard Masters bid to purchase a lifeguard stand for pool 1 in the amount of \$1,495.00
- Rec Supply bid to purchase a basketball goal and 3 balls in the amount of \$800.00
- A1 Services bid to sand the slide at 105 N. Lynnwood Trail in the amount of \$230.00
- Repair the slide stairs at 105 N. Lynnwood Trail in the amount of \$1,450.00

Director Karabinas motioned to approve the pool committee recommendations as presented to the Board. Director Miri seconded the motion and it was unanimously approved.

The Board tabled the Forest Oaks Five K until the next Board meeting.

The Board asked Keri to get a bid to install a digital sign and a non-digital sign at the entrance for event information.

The next Board meeting is scheduled for June 10, 2014 at 7 p.m.

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

Item 10 – Homeowner Sign-In Speakers

A homeowner asked what the HOA can do about an aggressive dog. The Board informed the homeowner to contact animal control.

The ACC committee would like to have the homeowners that have installed additional fencing in their back yard (other than the white lattice which is automatically approved) to submit an ACC application for approval; however, they are requesting the Board waive the \$10 fee for two months. Director Medure motioned to waive the \$10 fee for all ACC applications for additional fencing for two months. Director Karabinas seconded the motion and it was unanimously approved.

Item 11 – Adjournment

Director Karabinas made a motion to adjourn the meeting. Director Miri seconded the motion and it was unanimously approved. The meeting was adjourned at 9:45 p.m.

Attest: 

Robert Medure
Forest Oaks Homeowners Association, Inc.