

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON JULY 8, 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 7:08 p.m. Board Members Robert Medure, Kimberly Gogulski, David Karabinas, 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 7:08 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 8:00 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to force mow a property.

Keri informed the homeowners that the Board approved to close all existing xeriscaping violations, send a letter to the affected homeowners, and ask the ACC committee to review all xeriscaping maintenance issues going forward to determine if it is a violation before sending the violation letter to the homeowner.

Keri informed the homeowners that the Board approved to allow a homeowner to have a petting zoo at the Community Center as long as the petting zoo is properly insured.

Item 5 – Approval of May 15, 2014 Minutes

The Board of Directors reviewed the minutes from the May 15, 2014 meeting. Director Gogulski made a motion to approve the minutes as written. Director Miri seconded the motion and it was unanimously approved.

Item 6 – Approval of June 17, 2014 Minutes

The Board of Directors reviewed the minutes from the June 17, 2014 meeting. Director Gogulski made a motion to approve the minutes as written. Director Medure 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 Little Free Library bid to install two mobile libraries at each pool in the amount of \$700.00.

Keri informed the homeowners that the Board approved the Receration Supply Company bid to order two more pool basketballs in the amount of \$47.85.

Item 8 – Financials

Keri reviewed the May financials with the Board.

Item 9 – Old Business

The Board discussed the Board positions. Director Karabinas motioned to appoint Kimberly Gogulski as the Board President. Director Miri seconded the motion and it was unanimously approved.

Director Medure motioned to appoint David Karabinas as the Vice President. Director Oliver seconded the motion and it was unanimously approved.

Director Karabinas motioned to appoint Robert Medure as the Treasurer. Director Gogulski seconded the motion and it was unanimously approved.

Director Oliver motioned to appoint David Oliver as the Secretary. Director Medure seconded the motion and it was unanimously approved.

John Miri will be the member at large.

Keri reviewed the deed restriction process with the Board and asked how they would like to proceed with enforcement. Director Gogulski motioned to fix (not close) a violation between the preview notice and courtesy notice if the homeowner has fixed the violation. Director Karabinas seconded the motion. Director Medure motioned to amend the original motion to include a three month auto close on all violations. Director Gogulski seconded the motion. Director Gogulski and Oliver voted in favor. Director Karabinas, Miri, and Medure voted against. Motion failed.

Director Gogulski motioned to fix (not close) a violation between the preview notice and courtesy notice if the homeowner has fixed the violation. Director Karabinas seconded the motion. Director Gogulski, Karabinas, and Miri voted in favor. Director Medure and Oliver voted against. Motion passed.

Keri reviewed the deed restriction process with the Board and asked how they would like to proceed with fix vs. closed violations. Director Karabinas motioned that all violations that have been corrected on an inspection will be marked as fixed and not closed during the six month probationary period. Director Oliver seconded the motion. Director Gogulski, Karabinas, Oliver, and Miri voted in favor. Director Medure voted against. Motion passed.

The Board would like to discuss the deed restriction violations in further detail including the inspection questionnaire at the next Board meeting.

The Board tabled the force mow policy until Robert can speak with Jenny Key.

The Board tabled the Social committee signs until the next Board meeting.

The Board tabled the fence repairs until the next Board meeting.

The Board tabled the alleyway speeding until the next Board meeting.

Item 10 – New Business

Keri reviewed the Safeguard Aquatics bid with the Board to complete two restroom deep cleanings per month in the amount of \$120. Director Karabinas motioned to approve the \$120 additional monthly charge for the deep cleanings. Director Medure seconded the motion and it was unanimously approved.

Keri informed the Board that the leak detection team can come out and meet with a Board member. The Board would like a detailed report and photos of the leak detection results.

Keri reviewed the Safeguard Aquatics bid with the Board to replace the sand media and laterals on pump 4 at 708 S. Lynnwood Trail in the amount of \$1,495. Director Gogulski motioned to approve this repair in the amount of \$1,495. Director Medure seconded the motion and it was unanimously approved.

Keri informed the Board that Sundek is stating Genesis Pools never paid them the remaining balance of the pool 1 project in the amount of \$7,337.30. Director Medure motioned to refer this matter to Bill Flickinger for advice on how to proceed. Director Karabinas seconded the motion and it was unanimously approved.

The Board discussed possibly hiring lifeguards at pool 1 until 10 p.m. every day. The Board decided against this.

The Board tabled the landscape bids until the next Board meeting.

The Board set the next Board meeting for Monday, August 4, 2014 at 7 p.m. at the Community Center.

The Board reviewed the yard of the month photos. Director Gogulski motioned to approve 120 Briarwood as July yard of the month. Director Oliver seconded the motion and it was unanimously approved.

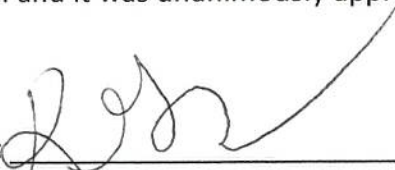
Item 11 – Homeowner Sign-In Speakers

There were no homeowners that signed in to speak.

Item 12 – Adjournment

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

Attest:

A handwritten signature in black ink, appearing to be 'K. Gogulski', written over a horizontal line.

Kimberly Gogulski, President
Forest Oaks Homeowners Association, Inc.