

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON AUGUST 4, 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 7:15 p.m. Board Members Kimberly Gogulski, David Karabinas, Robert Medure, David Oliver, and John Miri were in attendance. Community Association Manager Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:15 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.

Item 5 – Approval of July 8, 2014 Minutes

The Board of Directors reviewed the minutes from the July 8, 2014 meeting. Director Gogulski 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 Safeguard Aquatics bid to repair the pool coping at pool 1 in the amount of \$650.00.

Item 7 – Financials

Keri reviewed the June financials with the Board.

Item 8 – Old Business

The Board discussed the force mow policy. Director Medure motioned to approve the force mow policy which will include a preview, courtesy, and final letter with 14 days in between each step. The force mow charge will be charged to the homeowner in the amount of \$105 per force mow. Director Gogulski seconded the motion and it was unanimously approved.

The Board discussed the deed restriction enforcement policy. Director Medure motioned to close the preview violations if they are fixed on the next inspection. Director Karabinas seconded the motion. Director Medure voted in favor. Director Gogulski abstained voting. Director Karabinas, Oliver, and Miri voted against. Motion failed.

Director Medure motioned to change the auto close period from 6 months to 3 months. Director Oliver seconded the motion. Director Gogulski, Karabinas, Medure, and Oliver voted in favor. Director Miri voted against. Motion passed.

Keri informed the Board she is working on getting proposals for a social committee sign.

The Board tabled the bids to repair and paint pool fencing until the next Board meeting.

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

Item 9 – New Business

Keri reviewed the Safeguard Aquatics bid with the Board to repair the water leak at pool 1 in the amount of \$3,600.32. The Board tabled this discussion as they don't see the water leaking as before.

Keri reviewed the ADT bid with the Board to repair the DVR camera system at pool 1. The Board decided to postpone fixing the DVR camera system until a Board member comes licensed to view the footage.

Keri reviewed the bid with the Board to install recycling bins at each pool. The Board tabled this until the next Board meeting.

Keri confirmed with the Board that they wanted the two trees removed at pool 1 (one by the baby pool and the other in the parking lot). Board confirmed.

Keri reviewed the Associated Time and Parking bid with the Board to install an alarm on the basketball court gate in the amount of \$408.86. Director Medure motioned to approve the Associated Time and Parking proposal in the amount of \$408.86. Director Karabinas seconded the motion and it was unanimously approved.

Keri reviewed the Sundek claim with the Board. Director Medure motioned to contact the Associations' attorney and determine if Sundek met the fund trapping requirements and determine if they have a case against Forest Oaks HOA. If Sundek doesn't have a case, have the Associations' attorney send a letter to Sundek informing them to contact Genesis Pools for payment as the HOA will not pay the remaining balance. Director Oliver seconded the motion and it was unanimously approved.

Director Medure motioned that if Sundek met the proper requirements and they have a claim against the Forest Oaks HOA, the HOA will pay Sundek as long as an affidavit and payment clause if signed by Sundek. Director Gogulski seconded the motion. Director Gogulski, Karabinas, Oliver, and Miri voted in favor. Director Medure voted against. Motion passed.

Director Miri motioned to ask the Associations' attorney to negotiate the remaining balance with Sundek in the event the HOA has to pay the claim. Director Medure seconded the motion and it was unanimously approved.

The Board tabled the water aerobics discussion until the next Board meeting.

The Board set the next Board meeting for Tuesday, September 9, 2014 at 7 p.m. at the Community Center.

The Board reviewed the yard of the month photos and chose 1513 Flyway for August yard of the month.

Item 10 – Homeowner Sign-In Speakers

A homeowner asked the Board to investigate how Pedernales Electric has the authority to trim shrubs on their property if within the public utility easement.

The ACC committee chair spoke about plastic sheds.

Item 11 – 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: 
Kimberly Gogulski, President
Forest Oaks Homeowners Association, Inc.