

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON JUNE 17, 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 Robert Medure, Kimberly Gogulski, John Miri, and David Oliver were in attendance. Board member David Karabinas was absent. 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 7:58 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to appoint a homeowner to the neighborhood watch committee as the committee chair.

Keri informed the homeowners that the Board approved to waive the deed restriction fines from a homeowners account.

Item 5 – Approval of May 1, 2014 Minutes

The Board of Directors reviewed the minutes from the May 1, 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 – Act on or Ratify and Reaffirm Board actions considered since last meeting

Keri informed the homeowners that the Board approved the A1 Services bid to repair the pool fencing in the amount of \$775.00.

Keri informed the homeowners that the Board approved the Native Land Designs bid to repair the drainage, install sod, and install plants at 708 S. Lynnwood Trail in the amount of \$11,383.16.

Keri informed the homeowners that the Board approved the Safeguard Aquatics bid to scope the drain at 708 S. Lynnwood Trail in the amount of \$600.00.

Keri informed the homeowners that the Board approved the Safeguard Aquatics bid for multiple repairs at 708 S. Lynnwood Trail in the amount of \$4,818.50.

Keri informed the homeowners that the Board approved the CiraConnect Insurance Services bid for insurance policies for the HOA in the amount of \$15,706.43.

Keri informed the homeowners that the Board approved the Safeguard Aquatics bid for additional repairs at 708 S. Lynnwood Trail in the amount of \$1,495.00.

Item 7 – Financials

Keri reviewed the May financials with the Board.

Item 8 – Old Business

The Board tabled the board positions and board terms until the next Board meeting.

The Board reviewed the force mow policy and Keri informed the Board that she would have to check with RealManage to make sure they can accommodate their request and whether there would be an additional fee for this. Director Medure motioned to approve the force mow policy as written and the policy is contingent upon RealManage being able to accommodate the policy. Director Karabinas seconded the motion and it was unanimously approved.

The Board tabled the deed restriction enforcement until the next Board meeting.

The Board reviewed the Forest Oaks Five K budget. Director Gogulski motioned to approve \$500 for the Forest Oaks Five K. Director Medure seconded the motion and it was unanimously approved.

Keri informed the Board that she is still looking into getting proposals for a social committee monument sign installed.

Item 9 – New Business

Director Gogulski motioned to appoint Julie Levy as the social committee chair. Director Medure seconded the motion and it was unanimously approved.

Keri informed the Board that the plumber came out and said there are three toilets that need to be pulled and resealed. The Board tabled this until the next Board meeting.

Keri informed the Board that the pool committee would like to remove one recycling bin and add three trash bins to pool 1 in which this will cost \$20 extra per month. Director Medure motioned to add three trash bins and remove one recycling bin to pool 1. Director Miri seconded the motion and it was unanimously approved.

The Board reviewed the revised pool rules. Director Gogulski motioned to approve the 2014 revised pool rules as written. Director Oliver seconded the motion and it was unanimously approved.

The Board reviewed the pool sign proposal. Director Gogulski motioned to approve the short version of the pool rules to be posted on a sign at the pool. Director Oliver seconded the motion and it was unanimously approved.

The Board discussed the adult swim. Director Gogulski motioned to keep the adult swim as communicated to Safeguard Aquatics. Director Miri seconded the motion. Director Gogulski, Miri, and Oliver voted in favor. Director Medure voted against. Motion passed.

Keri reviewed the Native Land Designs bid for irrigation repairs in the amount of \$1,200.61. Director Gogulski motioned to approve the irrigation repairs. Director Medure seconded the motion and it was unanimously approved.

Keri reviewed the RealMaintenance bid to install six locks on the kitchen cabinet doors in the amount of \$250.00. Director Medure motioned to approve the RealMaintenance bid in the amount of \$250.00. Director Miri seconded the motion and it was unanimously approved.

Keri reviewed the bids to repair and paint the pool fencing. The Board decided to table this until the next Board meeting.

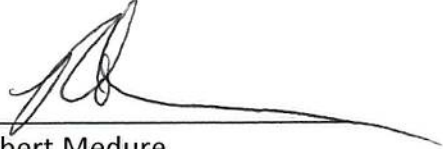
The Board reviewed the yard of the month photos. Director Gogulski motioned to approve 209 Richmond as June yard of the month. Director Medure seconded the motion and it was unanimously approved.

Item 10 – Homeowner Sign-In Speakers

There were no homeowners that signed in to speak.

Item 11 – Adjournment

Director Medure made a motion to adjourn the meeting. Director Miri seconded the motion and it was unanimously approved. The meeting was adjourned at 9:20 p.m.

Attest: 
Robert Medure
Forest Oaks Homeowners Association, Inc.