

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON JULY 11, 2016 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 7:05 p.m. Board Members Mel Kirkland, Robert Medure, John Miri, and Meri Carlson were in attendance. Board member David Oliver was absent. Community Association Manager, Keri Scott was present.

Item 2 – Homeowner Sign-In Speakers

Jennifer spoke to the Board about the swim lessons and informed the Board that the pool vendor is not cleaning the pool prior to 8 a.m. on cleaning days.

Item 3 – Approval of June 13, 2016 Minutes

The Board of Directors reviewed the minutes from the June 13, 2016 meeting. Director Medure motioned to approve the minutes as written. Director Carlson seconded the motion and it was unanimously approved.

Item 4 – Act on or Ratify and Reaffirm Board actions considered since last meeting

Keri informed the homeowners that the following items were approved since the last Board meeting:

- On June 20, 2016, the Board approved a proposal from Safeguard Aquatics to replace the 1 1/2 inch multi-port for pool 2 baby pool in the amount of \$500.00.

Item 5 – Financials

Keri reviewed the May financials with the Board.

Item 6 – Old Business

Keri informed the Board that the flow chart will have to be the same on all violations in order to add this to the violation letters. Since the violations escalate differently, the flow chart that was requested to be added to the letters cannot be added.

The Board tabled the Board communication policy until the next Board meeting.

The Association's attorney has not finished the draft of the Bylaw amendment, therefore, this discussion will be tabled until the next Board meeting.

Keri informed the Board that Shepherd Construction has not been responsive on the installation date of the mailbox covers and said they are no longer working with HOA's. Director Medure motioned to not install the mailbox covers this year and discuss this again in 2017. Director Carlson seconded the motion and it was unanimously approved.

Item 7 – New Business

The Board reviewed the pool architect proposals. The Board requested Keri get a proposal from Norris Design.

The Board requested Keri to update the pool action item list and e-mail it to the Board.

The Board discussed the final invoice from Native Land Designs. The Board asked Keri to request Native Land Designs to accept half payment as final payment since the services were not performed every week in March.

The Board reviewed the bid from Merit to replace the tree on E. Park Street in the amount of \$1,722.07. The Board tabled this until the next Board meeting.

The Board discussed the enforcement policy on sod replacement and agreed to keep the policy as it currently is written.

The Board discussed the resident reimbursements for the Clubhouse rentals on the weekend that the pool was closed. Director Medure motioned to refund the homeowner 100% of the reservation fee that had the reservation on June 18, 2016. Director Carlson seconded the motion and it was unanimously approved.

The Board discussed the Vista Ridge High School band marching within Forest Oaks HOA streets. Director Medure motioned to approve the Vista Ridge High School band marching to march on the streets within Forest Oaks HOA. Director Carlson seconded the motion and it was unanimously approved.

The Board scheduled the next Board meeting for August 8, 2016 at 7 p.m.

The Board approved 901 Antelope Ridge as the July yard of the month.

Item 8 - Committee Reports

The social committee submitted a report regarding the block parties.

Item 9 – Executive Session

The Board adjourned to executive session at 9:01 p.m.

Item 10 – Return from Executive Session

The Board returned from executive session at 9:30 p.m.

Item 11 – Oral Summary of Actions taken in Executive Session

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

Item 12 – Adjournment

Director Carlson made a motion to adjourn the meeting. Director Kirkland seconded the motion and it was unanimously approved. The meeting was adjourned at 9:30 p.m.

Attest:

A handwritten signature in black ink, appearing to read 'Mel Kirkland', written over a horizontal line.

Mel Kirkland, President
Forest Oaks Homeowners Association, Inc.