

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON AUGUST 8, 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 7:00 p.m. Board Members Mel Kirkland, John Miri, and Meri Carlson were in attendance. Board members Robert Medure and David Oliver were absent. Community Association Manager, Keri Scott was present.

Item 2 – Homeowner Sign-In Speakers

Sam inquired about when the City of Cedar Park will be replacing the water meters. The Board was unsure and informed the homeowner to contact the City of Cedar Park.

Myles Phelps with Progressive Commercial Aquatics, Inc. spoke to the Board about the pool status.

Item 3 – Approval of July 7, 2016 and July 11, 2016 Minutes

The Board of Directors reviewed the minutes from the July 7, 2016 meeting. Director Miri motioned to approve the minutes as written. Director Carlson seconded the motion and it was unanimously approved.

The Board of Directors reviewed the minutes from the July 11, 2016 meeting. Director Carlson motioned to approve the minutes as written. Director Miri 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 July 19, 2016, the Board approved a proposal from Merit to repair the irrigation leaks in the amount of \$1,623.75.
- On July 19, 2016, the Board approved a proposal from Merit to repair the irrigation leaks in the amount of \$1,515.50.
- On July 27, 2016, the Board approved a proposal from Compound Security to replace the gate card system at pool 2 in the amount of \$2,329.55.
- On August 2, 2016, the Board approved a proposal from Merit to remove the red oak that fell and clear up the brush in the amount of \$1,407.25.
- On August 2, 2016, the Board approved a proposal from Merit to trim the trees along E. Park Street in the amount of \$1,407.25.

Item 5 – Financials

Keri reviewed the June financials with the Board.

Item 6 – Old Business

The Board discussed the communications policy. Director Carlson motioned to approve the communications policy with one change. Director Miri seconded the motion and it was unanimously approved.

Keri informed the Board that the attorney will have the Bylaw amendment draft available by August 31, 2016 for the Board to review.

The Board discussed the pool 2 improvement project and wants to wait on a decision until all pool architect proposals have been received.

Item 7 – New Business

The Board tabled the landscape proposal. Keri informed the Board that Native Land Designs accepted the Board's offer of 50% payment for the March invoice.

The Board decided to revise the pool sign that is posted on all the restroom doors to say in the event of a pool emergency, call RealManage.

Keri reviewed the RealMaintenance proposal to replace two pumps at the Mandarin Flyway waterfall in the amount of \$4,979.50. Director Miri motioned to approve the RealMaintenance proposal to replace two pumps at the Mandarin Flyway waterfall in the amount of \$4,979.50. Director Carlson seconded the motion and it was unanimously approved.

The Board scheduled the budget meeting for September 1, 2016 at 10 a.m. at the RealManage office.

The Board scheduled the next Board meeting for September 6, 2016 at 7 p.m.

The Board approved 404 TrailRidge as the August yard of the month.

Item 8 - Committee Reports

There were no committee reports.

The Board discussed the Board liason for the ACC committee. Director Kirkland motioned to appoint John Miri as the Board liason for the ACC committee. Director Carlson seconded the motion and it was unanimously approved.

Item 9 – Executive Session

The Board adjourned to executive session at 8:24 p.m.

Item 10 – Return from Executive Session

The Board returned from executive session at 9:00 p.m.

Item 11 – Oral Summary of Actions taken in Executive Session

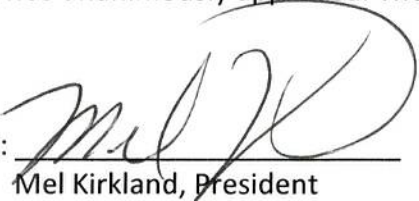
Keri informed the homeowners that the Board approved a lawsuit to be filed on four homes for non-payment of assessments.

Keri informed the homeowners that the Board approved a 12 month payment plan for a homeowner.

Item 12 – Adjournment

Director Carlson made a motion to adjourn the meeting. Director Miri seconded the motion and it was unanimously approved. The meeting was adjourned at 9:00 p.m.

Attest:

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

Mel Kirkland, President

Forest Oaks Homeowners Association, Inc.