

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON FEBRUARY 13, 2017 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, David Oliver, John Miri, and Meri Carlson were in attendance. Board member Robert Medure was absent. Community Association Manager, Keri Scott was present.

Item 2 – Homeowner Sign-In Speakers

There were no homeowners that wanted to speak.

Item 3 – Approval of January 25, 2017

The Board of Directors reviewed the minutes from the January 25, 2017 meeting. Director Kirkland 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 Board approved the following since the last Board meeting:

- On February 3, 2017, the Board approved attorney communication.

Item 5 – Financials

Keri reviewed the December financials with the Board.

Item 6 – Old Business

Keri informed the Board she contacted the homeowners interested in being on the pool improvement committee requesting a bio and is still waiting on the bios.

Director Kirkland informed the Board he is still waiting on the City regarding the ROW documents.

The ACC committee meets in two weeks to discuss the Village paint colors.

The Board discussed the proposals to paint the interior of the Clubhouse. Director Oliver motioned to approve Renaissance Contracting proposal and allow the ACC committee to pick out the colors of paint. Director Carlson seconded the motion and it was unanimously approved.

The Board discussed the proposals to repair the pool 1 pavilion. Director Oliver motioned to approve Renaissance Contracting proposal. Director Kirkland seconded the motion and it was unanimously approved.

The Board discussed the proposals to paint the pool house and pavilion at pool 1. Director Oliver motioned to approve Renaissance Contracting proposal and try to negotiate the price. Director Carlson seconded the motion and it was unanimously approved.

The Board discussed the proposals to replace the Clubhouse back door. Director Oliver motioned to approve Renaissance Contracting proposal. Director Kirkland seconded the motion and it was unanimously approved.

Item 7 – New Business

There were no landscape bids to discuss.

The Board discussed the proposals to raise the fence at pool 1 by the playground area. Director Oliver motioned to approve Renaissance Contracting proposal to raise the fence and approve up to \$500 for Merit to install sod in the area after the fence is raised. Director Kirkland seconded the motion and it was unanimously approved.

The Board discussed the RealMaintenance proposal to power wash the pool decks, furniture, and pool house in the amount of \$745.00. Director Oliver motioned to approve the RealMaintenance proposal. Director Carlson seconded the motion and it was unanimously approved.

The Board discussed the proposal to install hand dryers at the pool areas. Director Carlson motioned to deny the proposal. Director Oliver seconded the motion. Director Oliver, Miri, and Carlson voted in favor. Director Kirkland voted against. Motion passed.

Keri informed the Board that there was a second opinion regarding the baby pool leak at pool 1 and they recommended having American Leak Detection company come out and perform a leak detection. Director Oliver motioned to approve American Leak Detection to perform an inspection at pool 1 baby pool and large pool not to exceed \$3,000.00. Director Miri seconded the motion and it was unanimously approved.

Keri updated the Board on pool 1 and pool 2 projects.

The Board discussed the ACC communication and decided that only ACC members can respond to homeowners.

Keri will send the Board the insurance renewal when she receives it.

The Board scheduled the Annual Meeting for April 26, 2017 at the Forest Oaks Clubhouse; sign in starting at 6 p.m. and the meeting starting at 6:30 p.m. The Board approved electronic voting.

The Board scheduled the next Board meeting for March 22, 2017 at 7 p.m.

Director Kirkland will e-mail the yard of the month.

Item 8 - Committee Reports

There were no committee reports.

Item 9 – Executive Session

The Board adjourned to executive session at 9:00 p.m.

Item 10 – Return from Executive Session

The Board returned from executive session at 9:15 p.m.

Item 11 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board approved to waive late fees on a homeowners account if they fix the fence pickets.

Keri informed the homeowners that the Board denied a discount for Clubhouse use.

Item 12 – Adjournment

Director Kirkland made a motion to adjourn the meeting. Director Miri seconded the motion and it was unanimously approved. The meeting was adjourned at 9:15 p.m.

Attest:



Mel Kirkland, President

Forest Oaks Homeowners Association, Inc.