

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE FOREST OAKS OWNERS ASSOCIATION, INC.
ON MARCH 28, 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 7:00 p.m. Board Members Mel Kirkland, David Oliver, Robert Medure, and Meri Carlson were in attendance. Board member John Miri was absent. Community Association Manager, Keri Scott was present.

Item 2 – Executive Session

The Board adjourned to executive session at 7:00 p.m.

Item 3 – Return from Executive Session

The Board returned from executive session at 7:56 p.m.

Item 4 – Oral Summary of Actions taken in Executive Session

Keri informed the homeowners that the Board did not make any decisions during executive session.

Item 5 - Attorney - Bylaw Amendment and Q&A

The Board spoke to the attorney about the Bylaw amendments. Director Oliver motioned to approve the Bylaw amendments as written. Director Medure seconded the motion. Director Carlson motioned to amend the original motion to wait to approve the Bylaw amendments until the revisions are made and approved by the Board. Director Oliver seconded the motion and it was unanimously approved.

Item 6 – Homeowner Sign-In Speakers

There were no homeowners that wanted to speak.

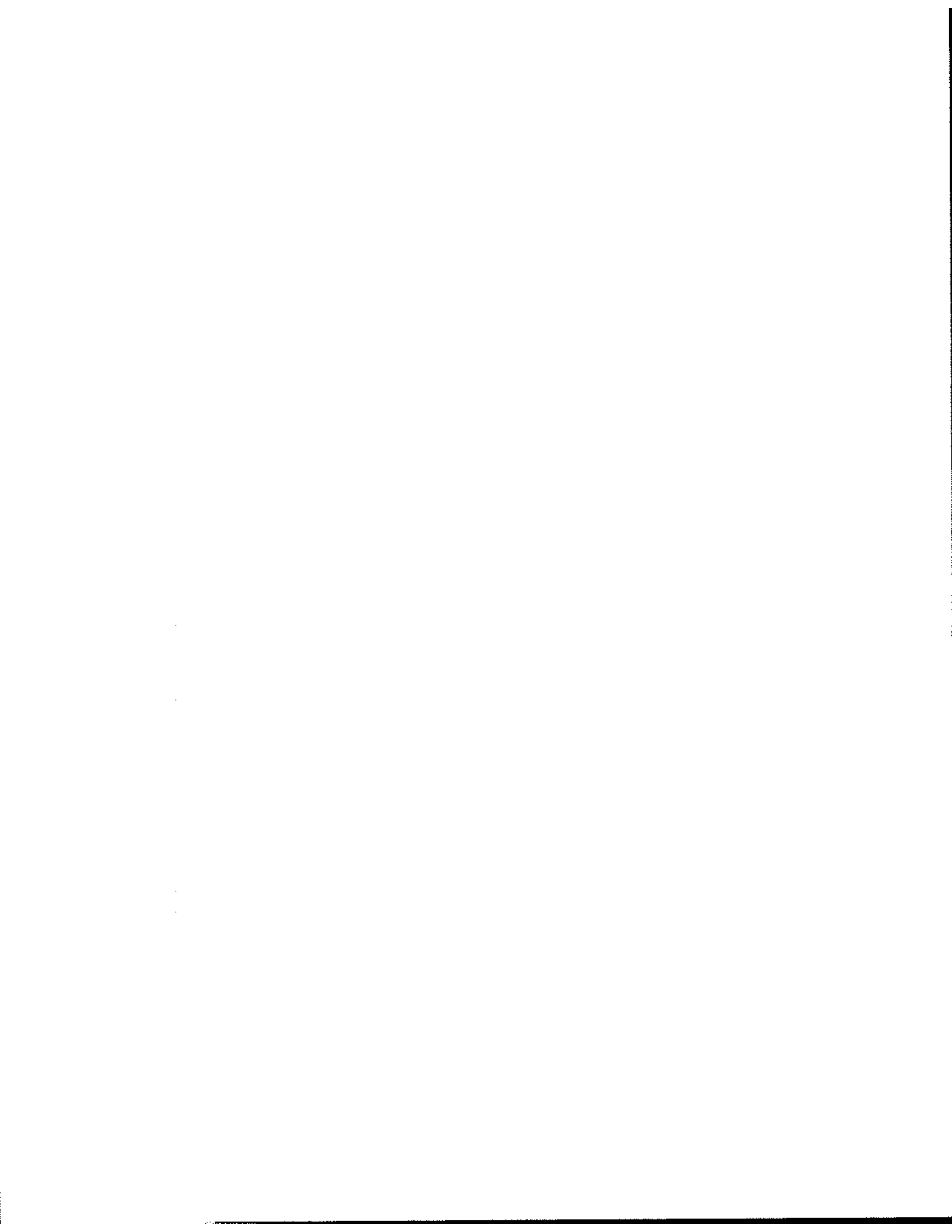
Item 7 – Approval of February 13, 2017

The Board of Directors reviewed the minutes from the February 13, 2017 meeting. Director Carlson motioned to approve the minutes as written. Director Kirkland seconded the motion. Director Kirkland, Carlson, and Oliver voted for. Director Medure abstained. Motion passed.

Item 8 – 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 24, 2017, the Board approved the Merit proposal to move the irrigation controllers outside of the pool gates in the amount of \$1,028.38.
- On March 10, 2017, the Board approved the Renaissance Contracting proposal to paint the gutters at pool 1 in the amount of \$400.00.



Item 9 – Financials

Keri reviewed the February financials with the Board.

Item 10 – Old Business

Keri informed the Board that James Ewald and Rett Griffith are interested in being on the pool improvement committee. Director Carlson motioned to appoint James Ewald and Rett Griffith to the pool improvement committee and allow them to pick the committee chair. Director Kirkland seconded the motion and it was unanimously approved.

Director Medure will be the Board liaison to the pool improvement committee.

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

The ACC committee reviewed the Village paint colors with the Board. Director Oliver motioned to approve the color pallets for the Village paints. These colors are ACC preferred colors as well as existing colors. Director Kirkland seconded the motion and it was unanimously approved.

Item 11 – New Business

The Board discussed the Merit proposal to install landscape upgrades in the amount of \$1,546.92. Director Oliver motioned to approve the Merit proposal in the amount of \$1,546.92. Director Medure seconded the motion and it was unanimously approved.

The Board discussed the Merit contract renewal. Director Kirkland motioned to approve the 2017 Merit contract. Director Oliver seconded the motion and it was unanimously approved.

Keri informed the Board that Renaissance Contracting had to replace all six pillars at pool 1 pavilion in the amount of \$1,200.00 Director Medure motioned to approve the expense of \$1,200 to replace the wood pillars at pool 1 pavilion. Director Carlson seconded the motion and it was unanimously approved.

Keri reviewed the Renaissance Contracting proposal with the Board to replace the stone on pool 1 pavilion in the amount of \$3,087.09. Director Oliver motioned to approve the Renaissance Contracting proposal to replace all stone on the pool 1 pavilion with limestone in the amount of \$3,087.09. Director Carlson seconded the motion and it was unanimously approved.

The Board reviewed the 2017 Safeguard Aquatics contract and would like to bid out the contract.

The pool committee informed the Board the repairs needed to the baby pool at pool 1. Director Carlson motioned to approve \$2,000 to remove the decking near the baby pool in

order to fix the leak and an additional \$500 for Sundek to repair the deck finish after the leak is fixed. Director Oliver seconded the motion and it was unanimously approved.

The Board tabled the pool furniture until the next Board meeting.

Keri reviewed the Dyezz proposals with the Board to repair/replace the DVR at pool 2. Director Carlson motioned to approve to replace the DVR in the amount of \$1,078.94 with a two year warranty. Director Kirkland seconded the motion and it was unanimously approved.

Director Kirkland will get a volunteer waiver and send to Keri so the attorney can review and make any necessary changes.

The Board scheduled the next Board meeting for April 10, 2017 at 6 p.m.

The Board approved 1003 Savanna as March yard of the month.

Item 12 - Committee Reports

There were no committee reports.

Item 13 – Executive Session

The Board adjourned to executive session at 10:00 p.m.

Item 14 – Return from Executive Session

The Board returned from executive session at 10:20 p.m.

Item 15 – Oral Summary of Actions taken in Executive Session

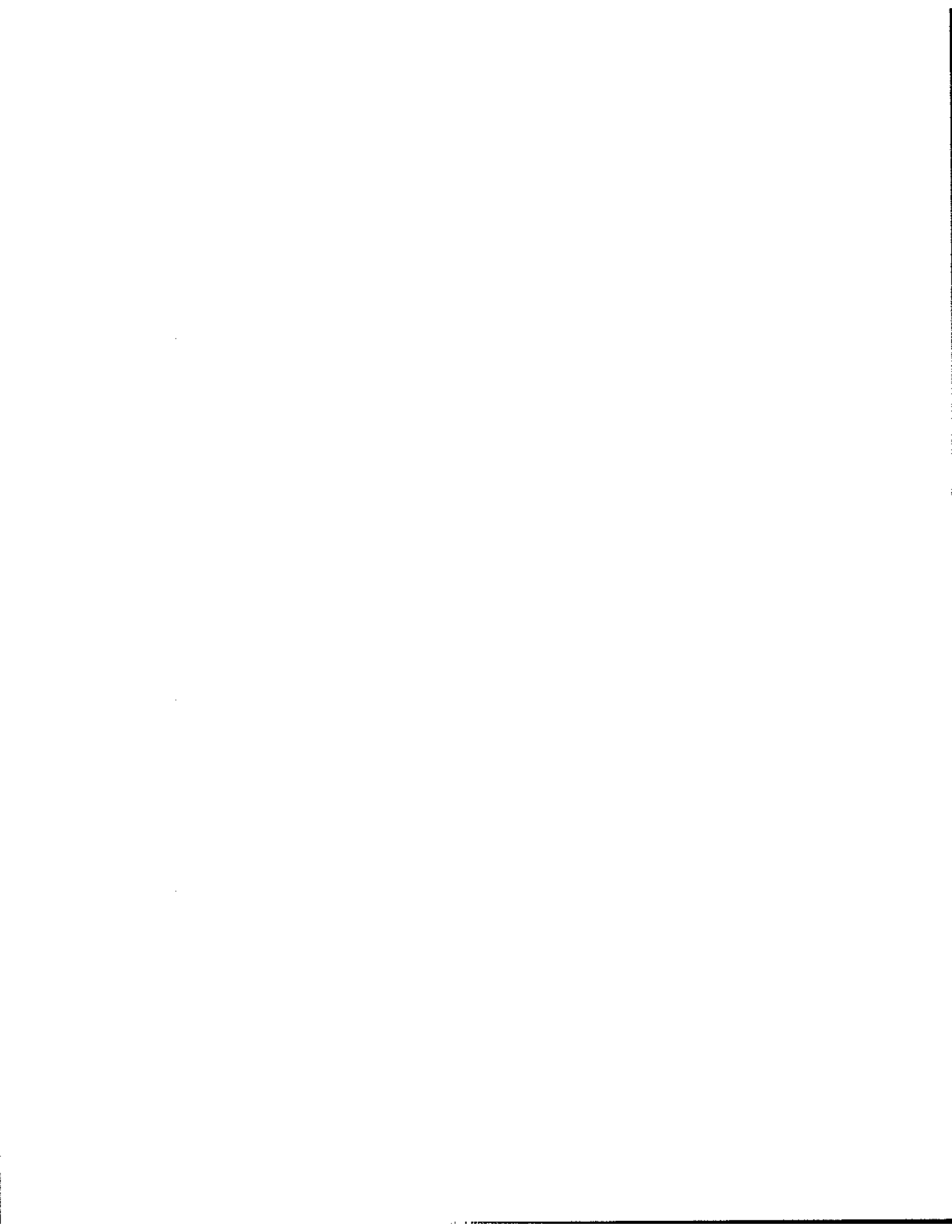
Keri informed the homeowners that the Board changed the inspection questionnaire to start citing homeowners that have dead grass unless the watering restrictions are reduced to once a week.

Keri informed the homeowners that the Board denied a homeowners request to park a trailer on the property and to install lattice work without ACC approval, however, they did allow an extension for the homeowner to comply with the deed restrictions.

Keri informed the homeowners that the Board denied a homeowners request to keep Holiday decorations up after the deadline.

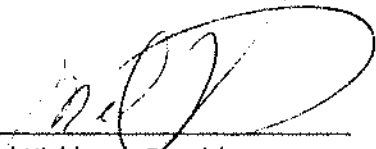
Keri informed the homeowners that the Board approved a six month payment plan for a homeowner and the late fees will be removed at the end of the payment plan.

Keri informed the homeowners that the Board approved to waive late fees from a homeowners account that made a payment in full.



Item 16 – 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 10:20 p.m.

Attest: 

Mel Kirkland, President
Forest Oaks Homeowners Association, Inc.