

Forest Oaks II
Homeowners' Association
P. O. Box 12321, Murfreesboro, TN 31729
www.forestoaks2.com

Board of Directors Meeting
October 21, 2021
Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, October 21, 2021, at 5:30 p.m. at the Clubhouse.

CALL to ORDER-PRESIDING OFFICER

JoAnna Medlen called the meeting to order at 5:30 p.m. Monica Jackson was present. were present.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen – President
Nancy Miller – Vice president
Lytle Tenpenny – Director
Donna Acheson - Director

AGENDA CHANGE Request from JoAnna to add discussion of the analysis of the 2022 draft budget to New Business agenda. Motion by Lytle add discussion of 2022 budget analysis to New Business, seconded by Donna, motion carried, unanimously approved.

MINUTES

Motion by Nancy to accept the minutes as read with corrections, seconded by Lytle, motion carried, unanimously approved.

PRESIDENT and COMMITTEE REPORTS

JoAnna reported the pool was closed on 10/20/2021.
Lytle shared the striping estimate from Joe's Asphalt should be ready by late November.

FINANCIALS

Due to two large bills, paving and pressure washing, resulted in lower assets, this was no surprise. This may necessitate a transfer of \$35,000.00 from paving to unappropriated funds. Net losses were expected. Motion by Lytle to approve financials, seconded by Donna, motion carried, unanimously approved.

OLD BUSINESS

No old business was brought forward.

NEW BUSINESS

Motion by Nancy to approve Architectural Modification Request for Bart Gordon-fence; Betty Smith-doors; Marsa Giannitti-windows, seconded by Lytle, motion carried, unanimously approved.

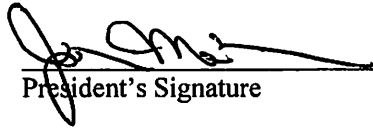
JoAnna asked Elizabeth to present her analysis of the 2022 draft budget. Elizabeth shared projected cost for Forest Oaks II for the 2022 year. Based on the analysis, the current revenue stream will not support the

projected needs of the 2022 year. The Board was presented with line-by-line projected cost. When questioned about how to meet the projected needs Elizabeth shared two ways revenue could be increased. One option was a \$300.00 one-time assessment or Option 2 a \$25.00 increase of monthly homeowner dues. The Board will take all information provided to Elizabeth before December meeting.

Pat Krogstad addressed the Board regarding the grilling privileges. The Board will take her comments under advisement and address at the next meeting.

ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, December 2, 2021, at 5:30 p.m. at the clubhouse. A motion by Lytle to adjourn, seconded by Donna, motion carried, unanimously approved.



President's Signature

12 | 16 | 21
Date



Secretary's Signature

12 | 16 | 21
Date

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SPECIAL CALLED BOARD of DIRECTORS MEETING

November 3, 2021
Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Wednesday, November 03, 2021, at 5:30 p.m. via teleconference.

CALL to ORDER – PRESIDING OFFICIER

JoAnna called the meeting to order at 5:34 p.m. Alex Clark and Judy Tabbert of Clark Legal, PLLC were on the call.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen – President

Nancy Miller – Vice president

Linda Johnston – Secretary/Treasurer

Lytle Tenpenny – Director

Donna Acheson- Director

ITEMS for SPECIAL CALLED MEETING

The Board went to Executive Session

Board returned to regular session

Motion by Linda to move the annual meeting to December 16, 2021, at 6:30 pm, seconded by Lytle, unanimously approved, motion carried.

Motion by Nancy to reopen the nomination deadline by 5 days if there is any disruption to the nomination process, seconded by Lytle, unanimously approved, motion carried.

Motion by Lytle to appoint Judy Tabbert as acting administrative assistant until the December directors' meeting, seconded by Donna, unanimously approved, motion carried

Motion by Lytle for Clark legal, PLLC to take any actions needed to protect the Forest Oaks II HOA, seconded by Donna, unanimously approved, motion carried.

Motion by Nancy for Clark Legal, PLLC to provide the 30-day termination letter and 1 month severance pay to be effective immediately, seconded by Donna, unanimously approved, motion carried.

ADJOURNMENT

Motion to adjourn by Lytle, seconded by Nancy, unanimously approved, motion carried.