

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

Board of Directors Meeting
March 25, 2021
Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, March 25, 2021, at 5:30 p.m., via teleconference.

CALL to ORDER-PRESIDING OFFICER

JoAnna Medlen called the meeting to order at 5:30 p.m. Alexander Clark and Judy Tabbert of Clark Legal, PLLC were present.

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

MINUTES

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

PRESIDENT and COMMITTEE REPORTS

JoAnna shared that the Board was continuing to make repairs throughout the community and respond to homeowner request. Linda wanted to say "Thank you" to the homeowners who volunteered to work on the Outside Décor recommendations. Lytle stated the streets continue to be an issue and he would address later in the meeting.

FINANCIALS

Ms. Tabbert reviewed the financials for November, December, January, and February. Elizabeth commented on current financial outlook for the HOA. Motion by Lytle to approve financials, seconded by Donna, motion carried, unanimously approved.

OLD BUSINESS

Linda presented the proposed outside decor rules and regulations. Discussion regarding the proposed rules and regulations. Motion by Donna to close discussion and table until June meeting and set a study session regarding the proposed outside décor rules and regulations, seconded by Lytle, motion carried, unanimously approved.

JoAnna opened discussion on opening the pool for the 2021 Pool Season. Discussion regarding opening of the pool due to continued COVID concerns. Advisement on opening the pool due to COVID concerns provided by Mr. Clark. Motion by JoAnna to open the pool on May 15, 2021, to residents only, seconded by Nancy, motion carried, unanimously approved.

Motion by Donna to add details of opening pool and revising pool rules. Motion died for lack of a second.

Motion by Nancy to hold a study session on revising the pool rules, seconded by Lytle, motion carried, unanimously approved.

Lytle brought up discussion of condition of A entrance streets. Discussion regarding obtaining bids for street repair. Motion by Linda for Lytle to pursue street repair bids and present at June meeting, seconded by JoAnna, motion carried, unanimously approved.

JoAnna informed the Board that there were several units with rotten wood and facia. Discussion regarding rotten wood, rotten facia, and other needed repairs. Motion by JoAnna to make repairs to units with rotten wood, facia, and other needed repairs, seconded by Lytle. Motion by Linda to amend the motion to approve Mike Baird to do the repairs, seconded by Donna, motion carried, unanimously approved.

Discussion on making changes to March 2021 action, to not hold a 2020 Annual meeting in 2021. Motion by Linda to stay with original motion of March 2021 to not hold a 2020 Annual meeting in 2021, seconded by Nancy, motion carried, unanimously approved.

Discuss on approval of unit owner Architectural Modification Request submitted after completion of modification. Motion by Linda to deny request, seconded by JoAnna, motion carried, unanimously approved.

Motion by Linda requesting Ms. Tabbert respond to Unit owner informing unit owner of denial, requirements to be met to be approved, response from unit owner by May 3, 2021, and if unit owner does not comply then turn the matter over to Mr. Clark, seconded by JoAnna, motion carried, unanimously approved.

Mr. Clark updated the Board on current legal actions.

New Business

Linda presented Architectural Modification Request from Unit 1012, Unit 1138, Unit 918, and Unit 1028. Motion by Donna to approve Unit 1012 door, Unit 1138 fence, and Unit 918 fence less top trim, seconded by Linda, motion carried, unanimously approved. Motion by JoAnna to approve Unit 1028 request pending submission of tile sample and deny Unit 1012 awning, pending submission of missing required documentation, seconded by Linda, motion carried, unanimously approved.

JoAnna presented a request to Request to Park in Guest Parking from Unit 1119. Motion by Linda to approve, seconded by Lytle, motion carried, unanimously approved.

Donna presented Landscape Modification request from Unit 1195. Motion by JoAnna to deny, seconded by Donna, motion carried, unanimously approved.

Discussion on extending irrigation system in front beds. Motion by JoAnna to extend irrigation, seconded by Nancy, motion carried, unanimously approved.

Motion by Linda to purchase annuals and/or perennials at the entrance, seconded by Donna, motion carried, unanimously approved.

Lytle addressed the Board on acts of vandalism that continued to occur in the community. Discussion on how to combat vandalism and installing security cameras. Motion by Linda for Lytle to bring more information on cost of installation of security system to June meeting, motion carried, unanimously approved.

Motion by JoAnna to put it to homeowners if to do an assessment on pavement repair and to install security system throughout the community but not to send letter until have more information about the cost, seconded by Nancy, motion carried, unanimously approved.

ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, June 17, 2021, at 5:30 p.m. at the clubhouse. A motion by Donna to adjourn, seconded by Lytle, motion carried, unanimously approved.



President's Signature



Date

Linda L. Johnston
Secretary's Signature

6-17-2021
Date

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SPECIAL CALLED BOARD of DIRECTORS MEETING

April 21, 2021
Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Thursday, April 21, 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

Vice president Nancy Miller left the call at 5:50 P.M.

ITEMS for SPECIAL CALLED MEETING

Motion by Lytle to approve Unit 914 door and 1130 sunscreen, seconded by Donna, motion carried, unanimously approved.

Discussion on definition of resident. Advisement was requested from Mr. Clark. Motion by Nancy to accept definition proposed by Mr. Clark, seconded by Lytle, motion carried, unanimously approved.

Discussion on 2021 Pool Packet to be provided to homeowners. Motion by Nancy to accept 2021 Pool Packet with revisions to items #4 and #5, seconded by Lytle, motion carried, unanimously approved. Motion by Nancy for Ms. Tabbert to send the 2021 Pool Packet to printers for homeowners without an email and provide packet to be sent by email to other homeowners, seconded by Linda, motion carried, unanimously approved.

Discussion on removal of shrubs and trees in fence row between Carriage Park and Forest Oaks II. Motion by Linda to have Hughes Tree Service to remove shrubs and trees in fence row at a cost of \$5,000.00, seconded by Donna, motion carried, unanimously approved.

ADJOURNMENT

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