

Forest Oaks II

Homeowners Association

Board of Directors Meeting May 5, 2022 Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, May 5, 2022, at 5:30 p.m. at the Clubhouse.

CALL to ORDER-PRESIDING OFFICER

Tonna Collins called the meeting to order at 5:30 p.m. and Judy Tabbert of Clark Legal, PLLC was present. Tonna Collins presiding as designated president as appointed by President JoAnna Medlen.

QUORUM

A quorum was established with the following directors present:

Linda – Johnston – Secretary/Treasurer

Lytle Tenpenny – Director

Tonna Collins - Director

Motion by Lytle to add accepting pool bid, accepting pool contract and approving signing of pool contract to agenda, seconded by Linda, motion carried, unanimously approved.

Motion by Linda to add changes to Patio Fence Rules and Regulations to agenda, seconded Lytle, motion carried, unanimously approved.

MINUTES

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

PRESIDENT

No report from President

COMMITTEE REPORTS

Lytle reported the ongoing maintenance throughout the community, and he would talk about more in new business.

FINANCIALS

Judy Tabbert presented the February and March financials. Elizabeth addressed reserves and Unappropriated Funds. \$9,183.00 a month needs to go to reserves. A request to move funds will be addressed in new business. Motion by Lytle to approve financials, seconded by Linda, motion carried, unanimously approved.

OLD BUSINESS

Lytle presented paving bid. The pavement between Unit 1026 and down to Unit 922 needs to be repaired and repaved. Joe's Asphalt gave a bid of \$5,000.00 to do the work. Lytle recommended action on consideration of the bid be tabled until the August meeting. Motion by Linda to table consideration of paving bid until the August meeting, seconded Lytle, motion carried, unanimously approved.

Lytle presented striping bid for paving throughout the community. Joe's Asphalt gave a bid of \$4,500.00 to do the work. Lytle recommended action on the striping bid be removed for consideration at this time as there were other projects that took priority. Motion by Linda to remove consideration of striping bid from association business, seconded Lytle, motion carried, unanimously approved.

ProCut did not submit a bid for restoration of landscape areas in the community.

Lytle had nothing new on the water mitigation between Unit 1036 and Unit 1130. He requested it be moved to the next meeting. Motion by Linda to move discussion of water mitigation between Unit 1036 and Unit 1130 until the next meeting, seconded by Lytle, motion carried, unanimously approved.

Tonna presented two new rules and regulations for Board consideration. Motion by Lytle to table the Unlawful Acts Rules & Regulations until the next meeting, seconded Linda, motion carried, unanimously approved. Motion by Linda, to table consideration of Insurance Rules and Regulations to the June meeting, seconded Lytle, motion carried, unanimously approved.

NEW BUSINESS

Motion by Lytle to approve Architectural Modification Request for Ann Barnes to tint storm door, seconded by Linda, motion carried, unanimously approved.

Motion by Lytle to approve Architectural Modification Request for Bambi Goodwin to paint front storm doors, for Barbara Vincion to replace fence, Richard Turner to paint patio fence, seconded by Linda, motion carried, unanimously approved.

Motion by Lytle to approve Architectural Modification Request for Ken Loats to replace patio fence, but when the fence is replaced that it complies with the Patio Fence Rules and Regulations, seconded by Linda, motion carried, unanimously approved.

Motion by Lytle to approve Landscape Modification Request for Bucky Phillips to plant a butterfly bush in the personal landscape area, seconded by Linda, motion carried, unanimously approved.

There was no request to Park in Guest Parking, or Work Request for the Board's consideration.

Elizabeth proposed moving \$3,978.00 from Contingency Reserves to the Roofing Reserves as of May 31, 2022. Motion by Linda to move the funds as recommended by Elizabeth, seconded by Lytle, motion carried, unanimously approved.

Motion by Lytle that after the June meeting use the input from Mr. Brookes regarding water mitigation to begin bid request for the project, seconded by Linda, motion carried, unanimously approved.

Motion by Lytle to approve the 2022 Pool Packet, send to B & P Printers for printing, to print, staple and fold, and for it to be hand delivered to homeowners, second Linda, motion carried, unanimously approved.

Motion by Lytle to accept bid for pool services from Hunt Pool Service, seconded Linda, motion carried, unanimously approved.

Motion by Lytle to accept contract prepared by Clark Legal, PLLC between Forest Oaks II HOA and Hunt Pool Service, seconded by Linda, motion carried, unanimously approved.

Motion by Linda for President Medlen to sign contract and present contract to Hunt Pool Service for signature, second Lytle, motion carried, unanimously approved.

Motion by Lyle to approve bid from All Seasons Landscaping to landscape side and put in irrigation system, seconded Linda, motion carried, unanimously approved.

Linda opened discussion as how to tackle pet waste disposal or the lack of. Linda suggested increasing fine to \$150.00. Discussion closed with no action taken on discussion.

Linda opened discussion of speeding in the community. Suggestion that Incident Reports be turned in by homeowners to identify speeders might resolve the problem. No action taken on discussion.

Motion by Linda to table consideration of changes to the Patio Fence Rules and Regulations to June meeting, seconded by Lytle, motion carried, unanimously approved.

Four homeowners requested to address the Board. Dennis Zack requested fine for past due payment of dues and the associated late fees be discharged. Mr. Zack presented evidence from his banking institution that the payments were mailed in a timely manner. Based on Civil Procedure, that items posted in the USPS service are received after 3 days, motion by Lytle to discharge late fee and associated late fees, seconded Linda, motion carried, unanimously approved.

Lisa Taylor requested a fine for failure to repair/replace patio fence mailed on somewhere around July 7 was not received. Linda put forth that if notice was not received then no fine, but other discussion put forth that using the reasoning stated in previous failure to receive mail would not hold. If Civil Procedure is to be used to make determination as in previous decision it is considered the notice was received in 3 days and the fine should be assessed and any associated late fees. Motion by Linda to table decision on Taylor request until June meeting and to cease any additional fees until that time, seconded by Lytle, motion carried, unanimously approved.

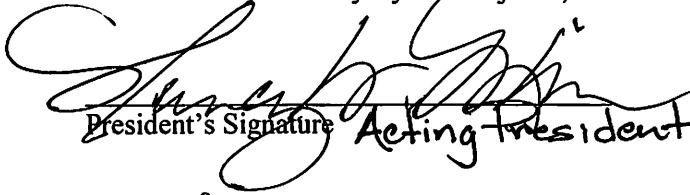
Pat Krogstad requested her fine for failure to meet compliance deadline to clean patio area be discharged as she had submitted a request for an extension to comply. Motion Linda to table until June meeting and to cease any additional fees until that time, seconded Lytle, motion carried, unanimously approved.

Nancy Smith requested the association make it reasonable to access records as the Amended and Restated Master Deed stated. That minutes of any meetings be made available on monthly basis and financials also be made available monthly. Ms. Smith listed minutes and financials not posted on the website. The request also, included more detail information on the minutes and financials and that the information be emailed, mailed or even hand delivered to homeowners. Ms. Smith thanked the Board for their service and what they do. Motion by Linda to put the request under consideration and address at next meeting, seconded Lytle, motion carried, unanimously approved.

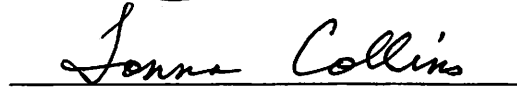
Motion by Lytle to request Clark Legal, PLLC take any and all actions against delinquent accounts and other association matters, including how to Board should conduct business with an estate, seconded Linda, motion carried, unanimously approved.

ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, June 16, 2022, at 5:30 p.m. at the clubhouse. A motion by Lytle to adjourn, seconded Linda, motion carried, unanimously approved.


President's Signature Acting President

6/16/22
Date


Secretary's Signature
Appointed Secretary

6-16-22
Date

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

SPECIAL CALLED BOARD of DIRECTORS MEETING

March 11, 2022

Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Friday, March 11, 2022, at 9:30 a.m.

CALL to ORDER – PRESIDING OFFICIER

JoAnna called the meeting to order at 9:30 a.m. Alex Clark and Judy Tabbert of Clark Legal, PLLC were present.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen – President

Linda Johnston – Secretary/Treasurer

Tonna Collins- Director

Motion by Linda to add an Architectural Modification Request to agenda, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna to add pool contract to agenda, seconded by Linda, motion carried, unanimously approved.

ITEMS for SPECIAL CALLED MEETING

Motion by Tonna to remove wording “electric grills” from Outside Décor Rules and Regulations, seconded by Linda, motion carried, unanimously approved.

Motion by Tonna to approve Donna Williams Architectural Modification request with change to insurance naming association, seconded by Linda, motion carried, unanimously approved.

Attorney Alex Clark was asked to address the Board regarding the Board’s position, as the pool contractor has verbally notified the President of the Board that services would end May 2022. Mr. Clark laid out the options available to the Board.

Motion by Tonna to negotiate contract with Murfreesboro Pool Company, seconded by Linda, motion carried, unanimously approved.

Motion by Linda, if cannot work out something with Murfreesboro Pool Company, to seek contracts from other pool companies, seconded by Tonna, motion carried, unanimously approved.

Motion by Linda for Clark Legal, PLLC to seek whatever actions necessary, regarding Murfreesboro Pool Company, for a favorable outcome for the association and to pursue delinquent accounts, seconded by Tonna, motion carried, unanimously approved.

ADJOURNMENT

Motion to adjourn by Linde, seconded by Tonna, unanimously approved, motion carried.

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SPECIAL CALLED BOARD of DIRECTORS MEETING

April 23, 2022

Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Friday, April 23, 2022, at 12:00 noon.

CALL to ORDER – PRESIDING OFFICIER

JoAnna called the meeting to order at 12:00 noon.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen – President

Linda Johnston – Secretary/Treasurer

Lytle Tenpenny- Director

ITEMS for SPECIAL CALLED MEETING

Motion by Linda to approve Cindy Person's Architectural Modification Request to stain patio fence color stated in request, seconded by Lytle, motion carried, unanimously approved.

ADJOURNMENT

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

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SPECIAL CALLED BOARD of DIRECTORS MEETING

May 2, 2022 Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Monday, May 02, 2022, at 10:00 a.m.

CALL to ORDER – PRESIDING OFFICIER

Tonna called the meeting to order 10:00 a.m.

QUORUM

A quorum was established with the following directors present:

Linda Johnston – Secretary/Treasurer

Lytle Tenpenny – Director

Tonna Collins - Director

ITEMS for SPECIAL CALLED MEETING

Architectural Modification Request left off agenda in error

Motion by Tonna to approve Donna Williams request to replace storm door following storm damage, seconded Linda, motion carried, unanimously approved.

ADJOURNMENT

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

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SPECIAL CALLED BOARD of DIRECTORS MEETING

June 3, 2022 Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Friday, June 03, 2022, at 10:00 a.m.

CALL to ORDER – PRESIDING OFFICIER

JoAnna called the meeting to order 10:15 a.m. Alex Clark and Judy Tabbert of Clark Legal, PLLC present.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen – President

Linda Johnston – Secretary/Treasurer

Lytle Tenpenny – Director

Tonna Collins- Director

ITEMS for SPECIAL CALLED MEETING

Litigation With Murfreesboro Pool Company

Vandalism of pool area

Mr. Clark informed the Board where proceedings were involving mediation. He requested the Board provide guidance on how they would like to proceed.

Nancy Miller joined the meeting at 10:19 a.m.

Motion by JoAnna to move forward and to deny request by Murfreesboro Pool Company for more time, seconded by Tonna Motion carried unanimously approved.

The next step in proceedings would be mediation as required by contract. Motion by Tonna to proceed with mediation, seconded Linda, motion carried, unanimously approved.

JoAnn shared with Board recent vandalism at pool. Requested from association attorney what recourse did the association have. He recommended all incidents of vandalism be reported to the police and a report filed to show a pattern of action on the association's behalf. It was also recommended the homeowner that witnessed the recent vandalism file a report with the police if he/she would. It was suggested that a security system and tag readers may help with deterring some of the vandalism and it would give the police more to work with during an investigation. Due to the severity of the situation all boards members indicated immediate action needed to be taken.

Motion by Tonna to approve Lytle and JoAnna to get with current IT professional regarding security cameras for pool area and tag readers entrances A and B with the cost being up to \$10,000.00, seconded Nancy, motion carried , unanimously approved.

ADJOURNMENT

Motion to adjourn by JoAnna, seconded by Tonna, unanimously approved, motion carried.