

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

Board of Directors Meeting
August 18, 2022
Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, August 18, 2022, 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. Alexander Clark and of Clark Legal, PLLC and Michael Craig of D. Michael Craig Attorney at Law 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

Tonna Collins - Director

AGENDA CHANGE Request from JoAnna add Budget Proposals to new business. Motion by Lytle to add Budget Proposal to new business, seconded by Tonna, motion carried, unanimously approved.

MINUTES

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

PRESIDENT and COMMITTEE REPORTS

President JoAnna reported after the recent storms and wind having the trees trimmed had paid off but more worked needed to be done. Pool season has gone well. Homeowners, guest, and delivery services are still speeding through the neighborhood.

Vice-president Nancy Miller stated the new pool service was doing a great job.

Director Tonna Collins reminded homeowners to fill out work request and return to her so the request may be addressed.

Director Lytle Tenpenny stated there was backlog of 20 years of work to be done in the neighborhood and progress is being made in addressing the backlog. Still there is a lot to be done.

FINANCIALS

Elizabeth reviewed the financials. Elizabeth commented on current financial outlook for the HOA. Motion by Tonna to approve financials, seconded by Lytle, motion carried, unanimously approved.

OLD BUSINESS

Motion by Lytle to table any action on paving until after winter 2023, seconded by Tonna, motion carried, unanimously approved.

Motion by Nancy to table water mitigation until next meeting while association looks for a vendor, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna that the Unlawful Rules and Regulations will take effect January 1, 2023, seconded by Nancy, motion carried, unanimously approved.

Motion by Nancy that the Proof of Insurance Rules and Regulations will take effect January 1, 2023, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna that revisions to the Parking Rules and Regulations will take effect January 1, 2023, seconded by Lytle, motion carried, unanimously approved.

Mr. Clark reported the mediation with Murfreesboro Pool Company was successful. Murfreesboro Pool Company is to pay the agreed upon judgement by September 15, 2023.

The judgment sought against a homeowner was approved by the courts and the judgement has been recorded.

NEW BUSINESS

New Business

Linda presented Architectural Modification Request from Unit 1009, Unit 954, Unit 1017, Unit 1022, Unit 931, Unit 1007, and Unit 1113.

Motion by Nancy to deny Unit 1009 Powell as submitted request to replace patio fence was incomplete, seconded by Tonna, motion carried, unanimously approved.

Motion by Lytle to deny Unit 954 Dryden as sample of color presented on paint sample not a painted piece of wood as requested, seconded by Tonna, motion carried, unanimously approved. It was noted that Unit 954 had repaired the patio gate without submitting an Architectural Modification request and is to be fined.

Motion by Lytle to approve Unit 1022 Bray request to replace front storm door in the color black, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna to approve Unit 931 Johnston request to place grab bars on patio gate post, seconded by Lytle, motion carried, aye Medlen, Miller, Collins and Tenpenny, Johnston abstained

Motion by Tonna to approve Unit 1113 Angelina request to stabilize patio fence, seconded by Nancy, motion carried, unanimously approved.

Motion by Tonna to approve Unit 1007 Williams M as submitted request paint storm door, seconded by Nancy, motion carried, unanimously approved

Motion by Nancy to approve Unit 1017 Taylor approve request to replace patio fence, seconded by Linda, motion carried, unanimously approved

Motion by JoAnna to approve Judy Tabbert as secretary, seconded by Nancy, motion carried, unanimously approved.

Scott Taylor Unit 1017 addressed the Board requesting the fine for not repairing the patio fence be rescinded as the letter notifying him to replace fence was not received. Motion by Lytle to not act on request and not rescind fine as the Board had already acted on the fine at the last meeting, seconded by Nancy, motion carried, aye Medlen, Miller, Collins and Tenpenny, Johnston abstained.

Mr. Clark notified the Board that his law firm will close as of September 26, 2022 and requested to be released from his contract. Motion by Tonna to release Alex Clark from his contract effective immediately, seconded by Nancy, motion carried, unanimously approved.

Mr. Clark introduced Attorney Mike Craig. Motion by Tonna to negotiate a contract with attorney Mike Craig, seconded by Lytle, motion carried, unanimously approved.

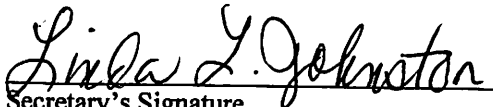
ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, October 20, 2022, at 5:30 p.m. at the clubhouse. A motion by Lytle to adjourn, seconded by Nancy, motion carried, unanimously approved.



President's Signature

10-20-22
Date



Secretary's Signature

10-20-22
Date

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SPECIAL CALLED BOARD of DIRECTORS MEETING

September 15, 2022
Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Thursday, September 15, 2022, at 10:00 a.m. at the Clubhouse.

CALL to ORDER – PRESIDING OFFICIER

JoAnna called the meeting to order at 10:05 a.m. Judy Tabbert was 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

Tonna Collins- Director

AGENDA CHANGE Request by the president to add three items to the agenda. Due to storms happening to have Hughes Tree Service prune trees and remove trees. Before it gets too late in the year, trim the crepe myrtles, and finish up association managed beds.

Motion by Linda to add trimming trees by Hughes Tree Services, trimming crepe myrtles and finishing up beds to the agenda, and revision of Architectural Modification Request form seconded by Tonna, motion carried, unanimously approved.

ITEMS for SPECIAL CALLED MEETING

Contract

Administrative Assistant/Bookkeeper

Collectibles

Budget

Motion by Lytle to approve contract with attorney Mike Craig to represent the association with clarification on does retainer fee cover coming to meetings when requested of being available via conference call, seconded by Nancy, motion carried, unanimously approved.

Motion by Nancy to authorize President JoAnna Medlen to enter into the contract with attorney Mike Craig and sign the contract, seconded by Tonna, motion carried, unanimously approve.

Motion by Nancy to rescind motion of 8/18/22 to hire Judy Tabbert as secretary seconded by Linda, motion carried, unanimously approved. Motion by Linda to employ Judy Tabbert as the administrative assistant and bookkeeper for the association, seconded by Tonna, motion carried, unanimously approved.

Motion by Lytle to direct attorney Mike Craig to pursue delinquent accounts named by the Board and to take all necessary actions to pursue delinquent accounts, seconded Nancy, motion carried, unanimously carried.

Motion by Linda to have Hughes Tree Service to trim trees and remove as needed, seconded by Tonna, motion carried, unanimously approved.

Motion by JoAnna to check on having crepe myrtles trimmed and finish up association managed beds, seconded by Linda, motion carried unanimously approved.

Motion by Nancy to transfer \$25,000.00 from Painting Reserve to Unappropriated funds, seconded by Lytle, motion carried, unanimously approved.

Motion by Nancy to revise the Architectural Modification Request form, page 2, conditions to state "All new construction and or repairs are to be done in accordance with the Amended and Restated Master Deed, By-laws, Policies, and Rules and Regulations", seconded by Tonna, motion carried, unanimously approved.

ADJOURNMENT

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