

Forest Oaks II

Homeowners Association

Board of Directors Meeting June 16, 2022 Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, June 16, 2022, at 5:33 p.m. at the Clubhouse. Nancy Miller, Vice President will be chairing the meeting.

CALL to ORDER-PRESIDING OFFICER

Secretary/Treasurer Linda Johnston has appointed Tonna Collins as acting secretary for the June 16, 2022 meeting.

Nancy called the meeting to order at 5:33 p.m. Alex Clark and Judy Tabbert of Clark Legal, PLLC were present.

QUORUM

A quorum was established with the following directors present:

Nancy Miller – Vice President

Lytle Tenpenny – Director

Tonna Collins - Director and acting Secretary

Motion by Lytle to add renewal of insurance policy to new business, seconded by Tonna, motion carried unanimously approved.

MINUTES

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

PRESIDENT

No report from President as the president was not in attendance.

COMMITTEE REPORTS

Lytle stated he would talk about more later in the meeting. Tonna had nothing to report.

FINANCIALS

Judy Tabbert presented the April and May financials. Elizabeth addressed reserves and stated the transfer of funds to the roofing reserves had placed the fund in line with where it needed to be. Elizabeth answered questions addressed to her by the Board. Motion by Lytle to approve financials, seconded by Tonna, motion carried, unanimously approved.

OLD BUSINESS

After discussion and clarification from attorney Alex Clark the Unlawful Acts Rules and Regulations were put forth for a motion. Motion by Lytle to adopt the Unlawful Acts Rules and Regulations, seconded by Tonna, motion carried, unanimously approved.

Mr. Clark was asked to walk the Board through the Proof of Insurance Rules and Regulations. Asking homeowners to provide proof on insurance coverage would help eliminate lapses or gaps in coverage.

Motion by Tonna to adopt the Proof of Insurance Rules and Regulations, seconded by Lytle, motion carried, unanimously approved.

Lytle addressed the water mitigation issue between Units 1036 and Unit 1130. He had spoken with a former board member, George Williams, about the water issue between Units 1036 and Unit 1130. Twenty years ago, according to Mr. Williams, the Board voted to address the water issue between the two units, but no action was taken. Motion by Lytle to table until the August meeting, seconded by Tonna, motion carried, unanimously approved.

Nancy presented reversal of fine requested by Unit 1017 at the last meeting. The timeline of the events surrounding the fine being issued were shared. Motion by Tonna to let the fine stand, seconded by Lytle, motion carried, unanimously approved.

Nancy also presented examples of invoices and bids for patio fences that had been completed in the last 12 months at Forest Oaks II. The Board was provided a list of contractors and cost for different styles and material, including the use of cedar, and based on the information provided, not even the most expensive fence, one constructed of cedar, should cost any homeowner \$6,000.00. The Board will provide any homeowner, who request the list of licensed contractors, with the information but wanted to emphasize that the Forest Oaks II Board of Directors was not endorsing any contractor on the list. The list is for informational use only.

Nancy presented reversal of fine requested by Unit 1141 at the last meeting. The timeline of the events surrounding the fine being issued were shared. Motion by Lytle to let the fine stand, seconded by Tonna, motion carried, unanimously approved.

Nancy reviewed a request from a homeowner from the last meeting for more recent and updated information from the Board regarding financials and minutes of Board meetings. She shared that all minutes and financials are posted to the HOA website once the Board has approved them. The Board strives to provide information to the webmaster in a timely manner to post to the website. Financials and meeting notes may not be provided until approved as minutes by the Board. Notes for the annual meeting may also not be posted until approved at the annual meeting. The 2019 minutes are the most current minutes, as there was not an annual meeting in 2020 and the 2019 Annual meeting minutes are posted to the website. The notes from the 2021 annual meeting may not be posted as minutes until approved at the 2022 annual meeting.

Nancy asked Mr. Clark to update the Board on situations that have been turned over to him. Incident involving cameras was taken back to court and the HOA was successful. He updated for the Board on each delinquent account.

NEW BUSINESS

Motion by Lytle to approve Architectural Modification Request for Yvonne Jones' patio cover and Kenneth Holliman and Melba Young's patio fences, seconded by Tonna, motion carried, unanimously approved.

Motion by Lytle to revoke Unit 1026 parking permit to park in guest parking after several parking violations over the past two years, seconded by Tonna, motion carried, unanimously approved. There were no request for Landscape Modification and Work Request for the Board's consideration.

Nancy spoke to the recent vandalism and incidents at the pool and how vandalism throughout Forest Oaks II is a real problem. Some homeowners had expressed feeling less than safe and the cost to repair the acts of vandalism was significant. Lytle proposed the placement of security cameras though about the

community. The cost to do so would be \$10,875.00 plus \$500.00 a month to maintain. Ms. Tabbert shared over the past three years almost \$5,000.00 plus had been spent on repairs related to vandalism. Nancy stated the pictures were of remarkably high quality and could assist the police in hopefully identifying vandals. Motion by Tonna to accept the quote for the purchase, installation, and maintenance of security cameras throughout the community, seconded by Lytle, motion carried, unanimously approved.

Lytle presented a request from All Seasons Landscaping to amend the lawncare contract that is to run through October 31, 2023. All Seasons Landscaping requested an additional \$1,000.00 per month. This would put the cost at \$72,000.00 per year. That amount is still below the bids requested for lawncare services in 2020. The bids other than All Season Landscaping were \$90,000.00 and over \$100,000.00 per year. Motion by Lytle to amend the contract between Forest Oaks II HOA and All Seasons Landscaping to increase the monthly cost by \$1,000.00 for a cost of \$6,000.00 per month, seconded by Tonna, motion carried, unanimously approved.

Motion by Lytle to accept the amended contract prepared by Clark Legal, PLLC, seconded by Tonna, motion carried unanimously approved.

Motion by Lytle for President Medlen to sign the amended contract and present o All Seasons Landscaping, seconded by Tonna, motion carried unanimously approved.

Motion by Lytle to approve JoAnna renewing the insurance policy with the current broker/agent, seconded by Tonna, motion carried, unanimously approved.

President Medlen joined the meeting at 6:45 p.m. Vice president Miller ceded chairing the meeting to her. President Medlen requested Vice president Miller continue as chair.

Revisions to the Patio Cover Rules and Regulations were put forth. Motion by Lytle to approve the revisions to the Patio Cover Rules and Regulations, seconded by Tonna, motion carried, unanimously approved.

Revisions to the Patio Fence Rules and Regulations were put forth. Motion by Lytle to approve the revisions to the Patio Fence Rules and Regulations, seconded by Tonna, motion carried, unanimously approved.

Revisions to the Parking Rules and Regulations were put forth. Motion by Tonna to approve the revisions to the Parking Rules and Regulations, seconded by Lytle, motion carried, unanimously approved.

Revisions to the Outside Décor Rules and Regulations were put forth. Motion by Tonna to approve the revisions to the Outside Decor Rules and Regulations, seconded by JoAnna, motion carried, unanimously approved.

Revisions to the Request to Park in Guest Parking form were put forth. Motion by JoAnna to approve the revisions to the Request to Park in Guest Parking form, seconded by Tonna, motion carried, unanimously approved.

Revisions to the Swimming Pool Registration form were put forth. Motion by Tonna to approve the revisions to the Swimming Pool Registration form, seconded by Lytle, motion carried, unanimously approved.

The new Vehicle Registration form was put forth. Motion by JoAnna to accept the Vehicle Registration form, seconded by Tonna, motion carried, unanimously approved.

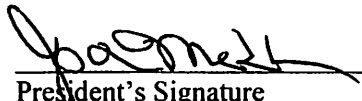
Discussion was opened as to whether the association or the homeowner would be responsible for painting the exterior doors of the unit. Current policy is the association will provide the paint, but the homeowner is responsible for painting the door. Motion by JoAnna to continue with the current policy, seconded by Tonna, motion carried, unanimously approved.

Mr. Gilliland addressed the Board as the Administrator of the Mary Shirley Estate. He was requested that repairing/replacing the patio fence be revoked as well as the associated fine. The Board reviewed pictures of the fence in question presented by Mr. Gilliland. Motion by Tonna to drop the request to repair/replace the fence and the associated fine, seconded by JoAnna, motion carried, unanimously approved.

Motion by Tonna for Clark Legal, PLLC to begin foreclosure process on homeowner who failed to honor the promissory note dated December 7, 2016, seconded by JoAnna, motion carried, unanimously approved.

ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, August 18, 2022, at 5:30 p.m. at the clubhouse. A motion by Lytle to adjourn, seconded Tonna, motion carried, unanimously approved.



President's Signature

8-18-2022
Date



Secretary's Signature

8-18-2022
Date