

Forest Oaks II

Homeowners' Association

P. O. Box 12321, Murfreesboro, TN 31729
Forestoaks2.com/home/

Annual Meeting

December 16, 2021

Minutes

The Annual meeting for the membership/homeowners of the Forest Oaks II Homeowners Association was held on Thursday, December 16, 2021 at 6:30 p.m. at the Clubhouse.

Board Members Present

A quorum was established with 66%, with 40% being the required threshold to meet a quorum to conduct business of homeowners either present in person or by proxy.

The following Board members were present:

JoAnna Medlen – President
Nancy Miller – Vice President
Linda Johnston – Secretary/Treasurer
Lytle Tenpenny – Director
Donna Acheson – Director

President JoAnna Medlen called the meeting to order at 6:35 p.m. Ms. Medlen recognized the board members present and introduced guest Alex Clark and Judy Tabbert with Clark Legal, PLLC.

Linda Johnston certified the roll and proxies. Linda provided Proof of Notice to the Board and homeowners. Notification of the 2021 Annual Meeting was provided by letter or email to all homeowners, posted to the association website, and posted on the door of the Clubhouse.

JoAnna thanked all the homeowners .
dwho had come out to attend the annual meeting.

Minutes

Linda asked Ms. Tabbert to read the December 16, 2021 minutes. JoAnna called for a motion to approve the minutes as read. Motion to approve the minutes as read by Tonna Collins, seconded by Lytle Tenpenny, motion carried, unanimously approved. Proof of Notice was provided to the Board and homeowners.

President's Report

JoAnna reviewed many improvements and maintenance projects that had occurred over the past 2 years as the association was unable to hold a meeting in 2020 due to Covid restrictions. There were major repairs to the pool and a new pump was installed. The electrical system in the pool house was brought up to code. The installation of a phone line for 911 calls to meet licensing requirements and installation of surveillance camera due to vandalism were completed. Dead trees and damaged trees were removed or trimmed for safety reasons. Also, gutters throughout the community were cleaned, repaired, and replaced. Other committees will address additional work done.

Committee Reports

Maintenance: Lytle reported that the repairs on the Clubhouse bathrooms were complete, and rails were installed at the entrance to the Clubhouse. Shutters were replaced and dead shrubs removed throughout the

community. Areas of rotted wood on units were replaced. This may be an area of major concern in the future. Potholes were filled. To help with some of the drainage issues backfill was done and water barriers were placed at some units. Drainage has been and continues to be a problem. To totally correct the problem, as shared before, would cost more than \$1,000,000.00.

Financial: Linda reported on delinquent accounts. Delinquent accounts were a problem under Timmons and would be thousands of dollars in arrears, but now delinquent accounts are being collected in a timely manner and the Board is acting on accounts after 3 months of being behind.

Election of Officers

The four (4) director offices were on the ballot. JoAnna asked Ann Barnes, Marsha Giannitti, and Nancy Smith to monitor and count the ballots. Ann Barnes reported the results to Linda Johnston the secretary. Tonna Collins, Nancy Miller, JoAnna Medlen, and Lytle Tenpenny were elected with a majority of votes.

The next business of the Board was to appoint officers for the 2022 year. Motion by Lytle to appoint Linda Johnston as Secretary/Treasurer and Tonna Collins as a Director and leave the other offices in their current roles, President – JoAnna Medlen, Vice-President – Nancy Miller, and myself Director, seconded by Nancy, motion carried unanimously approved.

Unfinished Business

There was no old business brought forward at the meeting.


New Business

The approved 2022 budget and reserves were presented by Elizabeth at Linda's request. Elizabeth provided homeowners with an analysis of the association's budgetary needs for 2022, a breakdown of historical cost of services, a per unit cost of services, and dues paid by other comparable homeowner associations in Murfreesboro. The Board opened the floor to questions regarding the budget analysis. Elizabeth answered questions presented by homeowners from the floor.


Linda stated to meet the association's cost and reserve balances for the next fiscal year an increase of \$25.00 in the HOA dues was necessary as approved by the Board in the 2022 Budget.

Adjourn

The next regularly scheduled meeting will be held on Thursday, December 8, 2022 at 6:30 p.m. at the clubhouse. A motion by Bucky Phillips to adjourn, seconded by Tonna Collins, motion carried, unanimously approved.



President's Signature



Secretary's Signature

12/1/22
Date

12/1/22
Date