

Forest Oaks II

Homeowners Association

**Board of Directors Meeting
February 16, 2023
Minutes**

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, February 16, 2023, 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. Mike Craig and Judy Tabbert were present.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen - President

Linda Johnston – Secretary/Treasurer

Lytle Tenpenny – Director

Tonna Collins – Director

JoAnna asked for a motion to add a request for a repayment plan to the agenda under new business and to add a motion to address insurance bids under new business. Motion by Linda to add the request for a repayment plan to New Business, seconded by Lytle, motion carried, unanimously approved. Motion by Linda to add insurance bids to New Business, seconded by Tonna, motion carried, unanimously approved.

MINUTES

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

PRESIDENT

Bud and Rita were recognized for donating “Pet Notice” sign and the Board chose to post the sign. The Board continues to work on sheds and other work projects throughout the community. Things are looking better, and a lot of work has been done. Taking care of all the big trees and limbs at Forest Oaks really helps with all the bad storms and winds that are coming through.

COMMITTEE REPORTS

Lytle stated that maintenance issues were continuous and never ending and were being addressed as soon as possible.

No reports were provided by other committees.

FINANCIALS

Judy Tabbert presented the November and December financials. Motion by Lytle to approve financials, seconded by Tonna, motion carried, unanimously approved.

OLD BUSINESS

Motion by Lytle to fine Unit 1030 \$100.00 for not repairing the patio fence by December 31, 2022 and that once it is decided if the fence may be repaired or replaced a letter will be sent including the fine notice and informing the unit owner as to repair or replace and that it is to be done by August 31, 2023, seconded by Tonna, motion carried, unanimously approved.

Motion by Linda to rescind motion to replace the side patio fence at Unit 1017, the associated fines, and late fees, seconded Tonna, motion carried, unanimously approved.

Motion by Lytle to table water mitigation project between Unit 1036 and 1130 until the April as no one had been found to do the work, seconded by Tonna, motion carried, unanimously approved. Based on information provided by Lora Nethercutt, a homeowner, JoAnna asked Lytle to check with the MTSU concrete department.

Mr. Craig stated that all old businesses the Board had asked him to address had been closed.

NEW BUSINESS

Motion by Linda to approve Architectural Modification Requests for Unit 1113 to replace the patio fence and gate and Unit 1110 to make additional repairs to the patio fence and gate, seconded by Tonna, motion carried, unanimously approved.

Motion by Lytle to approve Architectural Modification Request for unapproved repairs made to the patio fence and gate at Unit 1110, seconded by Linda, motion carried, unanimously approved.

Motion by Lytle to approve Unit 916 request to park an additional vehicle in guest parking, seconded by Tonna, motion carried, unanimously approved.

JoAnna asked Mr. Craig to address Unit owners having roommates. Mr. Craig noted two items in the Amended and Restated Mater Deed regarding the question of roommates. The two were number 2 and 3 under Use and Occupancy Restrictions. Number 2 Residential Unit states that "each unit shall only be used for residential purposes of a single family". A roommate is not a familial family member. Number 3 Restriction on Leasing states the "rental or leasing of a Unit, Real Estate or Limited Common Element or any part thereof is strictly prohibited, and no Unit Owner shall grant any form of leasehold interest in his Unit, Real Estate or Limited Common Element or any part thereof. Notwithstanding the foregoing, a Unit Owner may seek approval from the Board, with good cause shown, to allow a member or members of his family to occupy the Unit in his absence. The determination of the Board shall be final and binding on the Unit Owner". Motion by Lytle for Mr. Craig to send Unit 1112 a letter stating the "roommate" 60 days to vacate and parking in guest parking is approved for those 60 days at the end of the 60 days, parking in guest parking is denied, seconded by Linda, motion carried, unanimously approved.

Motion by Tonna to fine Unit 1112 for failure to vacate the "roommate" or if the vehicle associated with the roommate continues park in guest parking after the 60day approved time, seconded by Lytle, motion carried, unanimously approved.

At 6:05 p.m. JoAnne recessed the Board and moved to an Executive Session. At 6:20 p.m. the Board reconvened to the regular session.

Motion by Tonna to accept a repayment plan for Unit 1009, seconded by Lytle, motion carried, unanimously approved.

Motion by Linda for Mr. Craig draw up the repayment plan for unit 1009, seconded by Lytle, motion carried, unanimously approved.

Motion by Tonna, to change the "Maintenance Schedule" to approve painting in year 2024, seconded by Linda, motion carried, unanimously approved.

No action was taken on the gutter system at Unit 1122 as it had been addressed through general maintenance.

Motion by Linda to rescind the fine assessed for lights at Unit 1009, seconded by Tonna, motion carried, unanimously approved.

Motion by Lytle to approve the lawncare bid proposal seconded by Tonna, motion carried, unanimously approved.

Motion by Linda to send bids to 5 vendors by March 9, 2023 and bids are to be returned by April 10, 2023 by 5:00 central time, seconded by Lytle, motion carried, unanimously approved.

Motion by Linda to send out bids to qualified insurance companies, once the question over interior coverage is answered, seconded by Tonna, motion carried, unanimously approved.

JoAnna asked Judy to share the draft proposal for a property management company. Motion by Tonna to have a study session to review the property management proposal prior to the April meeting, seconded by Linda, motion carried, unanimously approved.

Motion by Linda to extend the pool service contract with Hunt Pools and Service for another year at the same cost and services as the 2022 contract, seconded by Tonna, motion carried, unanimously approved.

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

Motion by Tonna to approve changes to the Insurance Rules and Regulations, seconded by Linda, motion carried, unanimously approved.

Motion by Lytle that homeowners accounts be charged for certified mail, other specialized postage, and shipping that exceeds the use of a USPS stamp(s) usage seconded by Linda, motion carried, unanimously approved.

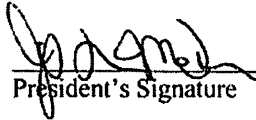
There were no request to address the Board.

Discussion was opened as to who was responsible for insurance coverage to the interior of homeowners units. Mr. Craig was asked to address the question. From his research and reading the Amended and Restate Master Deed the individual unit owners cover the insurance for the interior of the unit. JoAnna asked Mr. Craig if he had a problem obtaining another opinion on the question. Mr. Craig said it would not be a problem to seek another opinion. When asked he said he would release the contractual agreement between Forest Oaks and himself for another attorney to provide his/her opinion. Motion by Linda for Mr. Craig to have another attorney, who deals with condominiums and insurance, to provide an opinion to the question as to whom is to provide insurance coverage for the interior of the units and provide the opinion in the form of a letter, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna that the association be invoiced for the cost of the other attorney's services, seconded by Linda, motion carried, unanimously approved.

ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, April 20, 2023, at 5:30 p.m. at the clubhouse. A motion by Lytle to adjourn, seconded Tonna, motion carried, unanimously approved.



President's Signature

4-20-23
Date



Secretary's Signature

4-20-23
Date

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

SPECIAL CALLED BOARD of DIRECTORS MEETING

March 16, 2023 Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Thursday, March 16, 2023, at 11:00 a.m. at the Clubhouse.

CALL to ORDER – PRESIDING OFFICIER

JoAnna Medlen called the meeting to order at 11:05 a.m. and Judy Tabbert was in attendance.

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

ITEMS for SPECIAL CALLED MEETING

Motion by Lytle to approve Unit 923 Architectural Modification Request to replace windows and doors, Unit 1135 Architectural Modification Request to replace/repair gate, Unit 964 Architectural Modification Request to repair patio fence, and Unit 933 Architectural Modification Request to replace damaged patio panels, seconded by Tonna, motion carried, unanimously approved.

Lytle presented a proposal for Arrow Pavement Solutions, LLC to install a concrete drainage path between Units 1036 and 1130. This was a project the Association had been aware of for more than 20 years and as it had never been addressed the water issue between the two units had become a priority in the last 18 months, but the Board had not found anyone to do the project. Arrow Pavement Solutions, LLC, a sole provider, was found to do the concrete project and Lytle recommended the Board approve the proposal for the concrete drainage path at the cost of \$6,930.00. Motion by Nancy to accept the proposal for the concrete drainage path, seconded by Tonna, motion carried, unanimously approved.

ADJOURNMENT

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