

Forest Oaks II

Homeowners Association

Board of Directors Meeting April 20, 2023 Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, April 22, 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

Nancy Miller – Vice-president entered meeting at 5:43 p.m.

Linda Johnston – Secretary/Treasurer

Lytle Tenpenny – Director

Tonna Collins – Director

JoAnna asked for a motion to add All Seasons Landscape management bid to consideration of lawncare bids and tree removal to new business. Motion by Tonna to add All Seasons Landscape management bid to consideration of lawncare bids, seconded by Linda, motion carried, unanimously approved. Motion by Tonna to add removal of trees to New Business, seconded by Lytle, motion carried, unanimously approved.

MINUTES

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

PRESIDENT

The Board continues to work on sheds and other work projects throughout the community. As spring storms come through there is clean up from the storms and repairs have been made because of the storms. Will be moving forward with painting next year and will talk about that later. A lot of work has been done over the last 5 years but there is still more to do. We are getting there.

COMMITTEE REPORTS

Lytle stated that someone had been found to work on the water mitigation problem between Unit 1036 and Unit 1130 and the work had been done and they did a good job. What could have cost \$40,000.00 or more later to fix water damage had cost \$6,930.00 to get done now. This problem has been known about for years and has not been taken care of, it could no longer be ignored.

No reports were provided by other committees.

FINANCIALS

Judy Tabbert presented the January, February, and March financials explaining that the February and March insurance payment was made in February. JoAnna asked Elizabeth for input. Elizabeth reviewed the Reserves and Unappropriated Funds. Elizabeth reminded the Board that the outcome of the lawncare bid could have a significant impact on the budget. Motion by Lytle to approve financials, seconded by Tonna, motion carried, unanimously approved.

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JoAnna Medlen President Nancy Miller Vice President Linda Johnston Secretary/Treasurer
Lytle Tenpenny Director Tonna Collins Director

OLD BUSINESS

JoAnna asked Judy to go over the bid analysis each Board member had been given. Lawncare bids were provided by Blue-Grass Landscaping, All Seasons Landscape Management, Elite, LSI, and Naturscape. Questions were asked about differences between the bids submitted. All Seasons Landscape Management's bid was the only proposal that covered all areas of the lawncare bid request and would enter a three-year contract at the same price per year. Motion by Tonna to award the lawncare contract to All Seasons Landscape Management at \$10,844.00 per month and \$130,128.00 annually for the next three years to beginning November 1, 2023 to October 31, 2026, seconded Lytle, motion carried, unanimously approved.

JoAnna asked Mr. Craig to address the Amended and Restated Master Deed and the insurance coverage for the association and for unit owners and the response from another attorney other than him.

Mr. Craig stated he had provided his opinion on the Amended and Restated Master Deed and insurance coverage to the Board. The association was to cover the common and limited common areas and the homeowner the interior of the unit, and that his opinion was the same as Mr. Clark's opinion, but he had not heard back from the outside counsel the Board had requested a written opinion from but expected to receive it soon.

Motion by Linda to table discussion of insurance coverage until the response is received from outside counsel and to call a special called meeting when the response has been received and not wait until June meeting due to time constraints on putting out insurance bids, seconded by Tonna, motion carried, unanimously approved.

Discussion on the Amended and Restated Master Deed and insurance coverage for the association and individual homeowners.

Motion by Tonna to issue insurance bid request as soon as the response from outside counsel had been received, seconded by Nancy, motion carried, unanimously approved.

Motion by Nancy to send out the property management proposal as soon as insurance requirements for property management companies are received from the association attorney, seconded by Tonna, motion carried, unanimously approved.

Mr. Craig gave the Board an update on the request to vacate for Unit 1112 and the repayment plan for Unit 1009.

NEW BUSINESS

Motion by Linda to approve Architectural Modification Requests for Unit 1030 to replace the patio fence with additional requirements that the Patio Fence Rules and Regulations and drawings be used to construct fence and material from the old fence and gate could not be reused and Unit 938 to replace windows, seconded by Tonna, motion carried, unanimously approved.

Motion by Linda to deny Architectural Modification Request for 913 to replace the patio fence as the application was incomplete, seconded by Nancy, motion carried, unanimously approved.

Motion by Nancy to approve Unit 1107 to use the parking space at the Clubhouse on 5/7/23 if no one was using the Clubhouse on the date, seconded by Tonna, motion carried, unanimously approved.

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**JoAnna Medlen President Nancy Miller Vice President Linda Johnston Secretary/Treasurer
Lytle Tenpenny Director Tonna Collins Director**

Motion by Tonna to approve the Landscape Modification Request from Unit 1036 to plant a rose bush in the front of the unit with the understanding it became the property of the association, seconded by Nancy, motion carried, unanimously approved.

Discussion on opening of pool and sending out Pool Packet.

Motion by Nancy to open the pool on May 19, 2023, send out the Pool Packet by April 27, 2023, pool registration and pool waiver to be returned by May 10, 2023, and change form to list Nancy Miller's personal contact information, motion carried, unanimously approved.

Lytle gave an overview of the painting proposal from Renovia with the painting being done in 2024 for \$126,125.00. Elizabeth was asked to review the budgetary impact of the painting proposal on the budget and reserves. Motion by Nancy to accept the proposal from Renovia for \$126,125.00 for painting all units, Clubhouse, and pool house in 2024, seconded by Linda, motion carried, unanimously approved.

Motion by Lytle for JoAnna, as president, to enter into a contract with Renovia and sign a contract, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna to remove the trees in the back, seconded by Linda, motion carried, unanimously approved.

There were no request to address the Board.

JoAnna asked Mr. Craig to notify the Board when he had received a response from outside counsel.

ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, June 15, 2023, at 5:30 p.m. at the clubhouse. A motion by Tonna to adjourn, seconded by Lytle, motion carried, unanimously approved.

X  _____
President's Signature

6-15-2023
Date

X  _____
Secretary's Signature

6-15-2023
Date

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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.

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SPECIAL CALLED BOARD of DIRECTORS MEETING

April 27, 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, April 27, 2023, at 9:30 a.m. at the Clubhouse.

CALL to ORDER – PRESIDING OFFICIER

JoAnna Medlen called the meeting to order at 9:30 a.m. and Judy Tabbert was in attendance.

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

Architectural Modification Request

Emergency Repairs

Motion by Lytle to rescind motion of April 20, 2023, to approve the Architectural Modification Request from Unit 938 to install almond windows, seconded by Linda, motion carried, unanimously approved.

Motion by Lytle to approve the Architectural Modification Request from Unit 938 to install white windows, seconded by Linda, motion carried, unanimously approved.

JoAnna shared the extent of the damage at Units 922 and Unit 924, due to previous work that has been done on the units incorrectly, and the cost to do the repairs may exceed \$2,500.00 per unit to undo the damage from the previous repairs and to correctly fix the damage.

Motion by Lytle to approve the cost of the emergency repairs to Units 922 and 924 that exceeded the estimated cost to make general repairs approved by the Board, seconded by Linda, motion carried, unanimously approved.

ADJOURNMENT

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