

Forest Oaks II

Homeowners Association

Board of Directors Meeting June 15, 2023 Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, June 15, 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

Linda Johnston – Secretary/Treasurer

Tonna Collins – Director

JoAnna called for a motion to add Budget and Landscaping to the agenda under new business. Motion by Tonna to add Budget and Landscaping to the agenda under new business, seconded by Linda, motion carried, unanimously approved.

MINUTES

Motion by Linda to accept the minutes, seconded by Nancy, motion carried, unanimously approved.

PRESIDENT

Thank you to all for attending the meeting. Reminded those in attendance that only the homeowners who had requested to address the Board of Directors would be recognized to speak. Requested that any homeowner who sees any needed repairs or maintenance in the neighborhood, to please let it be known by filling out a work request.

COMMITTEE REPORTS

Nancy showed those in attendance a box she was mounting at her unit in which homeowners could leave association forms. She would be marking the box HOA. She requested all HOA forms be placed in the box instead of being left everywhere at her unit and to please follow the instructions as to where forms were to be submitted.

FINANCIALS

Judy Tabbert presented the April and May financials explaining that April had a strong profit, but the May profit was negative. There was significant maintenance done in May as usual. Between winter damage and the severe storms, the community had experienced. JoAnna asked Elizabeth for input. Elizabeth reviewed the Reserves and stated she was pleased with the reserves but had concerns about the unappropriated fund level. She said that later in the meeting she would address the transfer of funds now from reserves to the unappropriated fund, rather than waiting until the end of the year. Motion by Tonna to approve financials, seconded by Linda, motion carried, unanimously approved.

OLD BUSINESS

Motion by Tonna to table insurance quotes until the quotes had been received and to call a special called meeting at that time, seconded by Linda, motion carried, unanimously approved.

JoAnna asked Ann Barnes if the Insurance Committee had anything to report. Ann stated she had nothing to report from her committee.

Mr. Craig stated he has sent a lien for Unit 1009, with updates to the procession note follow

NEW BUSINESS

Motion by Tonna to approve Architectural Modification Requests for Unit 1012 to replace the patio fence, Unit 938 to put in a white storm door and paint the front storm door white, Unit 928 to replace exterior lights, and Unit 1135 to install a satellite dish, seconded by Nancy, motion carried, unanimously approved.

Motion by Tonna to approve Unit 1009 request to park an additional vehicle in guest parking, seconded by JoAnna, motion carried, unanimously approved.

Motion by Tonna to transfer \$25,00.00 from the painting reserves to unappropriated funds effective June 30, 2023, seconded by JoAnna, motion carried, unanimously approved.

Motion by Linda to rescind the Outside Décor Rules and Regulations, seconded by Tonna, motion carried, unanimously approved.

Motion by Linda to accept the Exterior Décor Rules and Regulations, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna to approve All Seasons Landscaping to dig up and haul off the dead shrubs in the amount of \$2,800.00, seconded by JoAnna, motion carried, unanimously approved.

JoAnna recognized Faylene Timbs to address the Board regarding insurance. Ms. Timbs requested the Board maintain the same coverage that had been provided in the past to the homeowners. She requested the Board provide replacement cost coverage. That it would cause a big increase in the cost of insurance to unit owners to provide their own coverage. She questioned how the association would manage to keep up with the insurance coverage to ensure that all homeowners had the coverage needed if there was significant damage to a unit?

JoAnna recognized Scott Taylor to address the Board regarding insurance. Taylor shared conversation he reported having with his agent and provided samples of dwelling coverage and liability based on a home not a condominium. He stated what it would cost other homeowners more to have repairs and work done on their units than him because he is a contractor himself and can get by with less cost. The cost to homeowners to carry insurance for their unit would be too expensive for the homeowners. He questioned if: the policy written would be a shell policy, what coverage for homeowners who had upgraded windows and doors, would replacement be builder grade, what would be the savings on new policy over old policy, and would HOA dues be reduced with less coverage being provided to homeowners.

Motion by Tonna to implement the Assessment Collection Policy and send the 45-day notice past due to Unit 1026, seconded by Nancy, motion carried, unanimously approved.

Motion by Tonna that if the 45-day past due notice is not acted on then Mr. Craig is to take all means and steps necessary to collect the delinquent account, seconded by Nancy, motion carried, unanimously approved.

ADJOURNMENT

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



President's Signature

8/17/2023
Date



Secretary's Signature

8-17-2023
Date

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

SPECIAL CALLED BOARD of DIRECTORS MEETING

June 23, 2023 Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on June 23, 2023, at 3:00 p.m. at the Clubhouse.

CALL to ORDER – PRESIDING OFFICIER

JoAnna Medlen called the meeting to order at 3:00 p.m. with Judy Tabbert in attendance via phone.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen – President

Nancy Miller – Vice-president

Linda Johnston – Secretary/Treasurer

Tonna Collins- Director

ITEMS for SPECIAL CALLED MEETING

Reopen Insurance Request Quotes

Motion by Nancy to approve homeowners request to reopen insurance quotes, seconded by Tonna, motion carried, unanimously approved.

Motion by Nancy to send insurance request quotes to Answer Financials, State Farm, and Middle TN Insurance and to extend the date quotes are due from June 26, 2023 to July 14, 2023, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna to close insurance request quotes, seconded by Linda, motion carried, unanimously approved.

Architectural Modification Request

Motion by Nancy to approve Unit 946 to repair the patio fence, reusing the existing slats and braces except for the cedar post. Must dig out the broken and existing post and remove the concrete at one post hole to comply with the Patio Fence Rules and Regulations, seconded by Tonna, motion carried, unanimously approved.

ADJOURNMENT

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

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SPECIAL CALLED BOARD of DIRECTORS MEETING

July 18, 2023 Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on July 18, 2023, at 5:00 p.m. at the Clubhouse.

CALL to ORDER – PRESIDING OFFICIER

JoAnna Medlen called the meeting to order at 5:00 p.m. with Judy Tabbert in attendance.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen – President

Nancy Miller – Vice-president

Linda Johnston – Secretary/Treasurer

Tonna Collins- Director

ITEMS for SPECIAL CALLED MEETING

Insurance Request Quotes

JoAnna asked Judy if all Board members had seen the comparison of the insurance quotes submitted. All Board members have had an opportunity to review and ask question on the insurance quotes. JoAnna asked Judy to go over the comparison of the insurance quotes.

Judy stated that insurance quotes were requested from six sources: Rothberg & Associates, King & Associates, Miller Loughry Beach, State Farm, Financial Answer, and Middle TN Insurance. Two of the six sources submitted quotes. Rothberg & Associates projected three policies and State Farm submitted 1 policy.

Ken Haliburton with Miller Loughry Beach responded “wanted to let you know that we were not able to secure a quote for the association for the upcoming renewal. I want to Thank everyone for getting all the information requested but we are in a very tight property insurance market and several markets are looking at HOA’s especially over 25 years of age with a different light.”

Alice Bellew with Financial Answer responded “Thank you for discussing your business insurance needs with me today. At this time, we unfortunately do not have a product that is the right fit for your company. best wishes.”

Josh Thibodeaux with Middle TN Insurance responded “thank you for the consideration. Unfortunately, I must humbly submit that I am not in a position to give you the service a policy of this type demands. I

would recommend a larger brokerage who has access to more markets. Here in town, Miller Lowery & Beech comes to mind. They should be able to quote this and give you more options than I can.”

Emory Martin with King & Associates responded “thank you for the opportunity to provide you with an insurance quote, but do not have a quote he feels will be competitive as the premium would exceed \$120,000.00, therefore are not submitting a quote. Hope King & Associates will be given the opportunity to work with you in the future.”

Of the 3 policies submitted by Rothberg and Associates only one policy provided coverage and the premium was competitive, Seneca Option2.

The policy submitted by State Farm, David Womack agent, provided the coverage requested and the premium was competitive.

The primary difference between the two policy was the Seneca policy provided a \$10,000.00 deductible and \$28,002,900.00 building replacement and the State Farm policy could only provide a \$20,000.00 and \$21,772,200.00 replacement cost. The premium difference between the two policies was about \$3,000.00.

Motion by Linda to accept the Seneca Option 2 insurance policy quote from Rothberg & Associates at \$74,292.00, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna to authorize JoAnna to bind the insurance coverage with her signature to accept the Seneca Option 2 insurance quote from Rothberg & Associates, seconded by Nancy, motion carried, unanimously approved.

Motion by Tonna to accept the changes to the Insurance Rules and Regulations of the minimum insurance to be obtained by homeowners of dwelling coverage \$95.00 per square foot, 500,000.00 liability, and \$10,000.00 personal property, or more coverage if the homeowner chose to, add “additional interest”, and to be effective immediately, seconded by Nancy, motion carried, unanimously approved.

Motion by JoAnna to hand deliver the Insurance Packet, have homeowners sign for receipt of the packet, and for Judy to send to the printers tomorrow to be printed, seconded by Linda, motion carried, unanimously approved.

Motion by Tonna to suspend #2 of the Insurance Rues and Regulations through August 31, 2023, seconded by Linda, motion carried, unanimously approved.

Motion by Nancy that all homeowners are to show proof of insurance in accordance with Amended and Restated Master Deed and the Insurance Rules and Regulations by August 31, 2023 or be assessed a fine of \$100.00 and the Board will procure insurance on the Unit of the non-compliant Unit Owner with the cost of said insurance charged to the Unit Owner’s account, seconded by Tonna, motion carried, unanimously approved.

Motion to adjourn by Tonna was interrupted by Ms. Timbs requesting why she was not getting to address the Board when she had requested to do so.

JoAnna asked Judy about the request and Judy stated the request was for the August Board meeting and was on the agenda for August. Ms. Timbs interjected that it was for the special called meeting. Question was asked how Ms. Timbs could be allowed to speak and after research Judy stated a motion could be presented allowing Ms. Timbs to speak.

Motion by Nancy to allow Ms. Timbs to speak for 5 minutes, seconded by Tonna, motion carried, unanimously approved.

JoAnna recognized Ms. Timbs. Ms. Timbs stated she would just leave her request to speak until the August meeting. JoAnna indicated for her to speak as she had the floor. Ms. Timbs spoke to the Board about not covering individual homeowners units and the hardship the cost of insurance would be to some homeowners, and wanted to know if homeowners would get back their dues from previous years of insurance coverage, question how the Board would insure insurance coverage was tracked and what would

happen if an uninsured or underinsured unit was damaged and the homeowner did not have the money to rebuild.

Nancy responded to Ms. Timbs that the Insurance Rules and Regulations address the uninsured and underinsured. Judy indicated she was already tracking insurance coverage by homeowners.

ADJOURNMENT

Motion by Tonna to adjourn, seconded by JoAnna, motion carried, unanimously approved.