

# Forest Oaks II

## *Homeowners Association*

### Board of Directors Meeting December 7, 2023 Minutes

#### **DATE and TIME**

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, December 7, 2023, at 5:30 p.m. at the Clubhouse.

#### **CALL to ORDER-PRESIDING OFFICER**

Vice-president Nancy Miller called the meeting to order at 5:32 p.m. Judy Tabbert was present. Nancy stated that JoAnna had requested she chair the meeting as JoAnna was at the city council meeting representing the association regarding the proposed use of the sixteen acres adjoining Forest Oaks II

#### **QUORUM**

A quorum was established with the following directors present:

Nancy Miller – Vice-president  
Linda Johnston – Secretary/Treasurer  
Jeff Rutledge \_ Director  
Tonna Collins – Director

#### **MINUTES**

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

#### **PRESIDENT**

Nancy stated JoAnna would have a President's report to present at the annual meeting

#### **COMMITTEE REPORTS**

No report from committee.

#### **FINANCIALS**

Judy Tabbert presented the October and November financials. Elizabeth addressed the negative Profit and Loss and the Reserves. Motion by Tonna to approve financials, seconded by Linda, motion carried, unanimously approved.

#### **OLD BUSINESS**

Nancy asked Elizabeth to address the proposed 2024 budgets. Elizabeth provided the Board with three budget options for the Board to reconsider that would meet the budgetary needs of the association for the 2024 year. Option one - No increase in dues, the association would not pay for pest control inside or outside the homeowner units and the paint reserves would not be funded in 2024. Option 2 - Increase dues by \$35.00 per month and association will continue to pay for pest control inside and outside the homeowner units and fund paint reserves in 2024. Option 3 - No increase in dues, discontinue the association paying for pest control inside homeowner units, paint reserve would not be funded in 2024, and increase the transfer fee. To make the budget work general maintenance will be decreased by \$10,000.00. We are looking at \$39,000.00 in that line. As the budgetary advisor for the association, she did not feel comfortable with Option 3. Elizabeth asked about the survey sent out to homeowners regarding input from homeowners for inn put on the three options. Nancy asked Judy to share the results of the survey. Judy shared that less than 50 % of homeowners responded to the survey and those for an increase of dues and those against an increase

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JoAnna Medlen President Nancy Miller Vice President Linda Johnston Secretary/Treasurer  
Jeff Rutledge Director Tonna Collins Director

in dues was almost a 50% split with three more homeowners against an increase than those in favor of an increase. Several homeowners provided negative comments on the association paying for pest control for homeowners. Linda asked would Option 3 do away with a possible assessment. Elizabeth said Option 3 left open the possibility of an assessment. Only Option 2 would possibly eliminate an assessment. Motion by Tonna to approve the Option 1 proposed budget for the 2024 year, seconded by Jeff, motion carried, unanimously approved.

Nancy asked Judy if there was anything to report from the attorney. There was nothing to report from the association attorney as all delinquent accounts had been collected and closed. Nancy asked Judy to share Mr. Craig's role at Board meetings. Mr. Craig attend Board meetings at the Board's request at no charge to the association. Attending Board meetings are not part of his contract.

### NEW BUSINESS

Motion by Linda to approve Christy Condra's Architectural Modification to install new windows, motion seconded by Tonna, motion carried, unanimously approved.

Motion by Linda to begin the process of obtaining hazard insurance and directors and officers insurance for July 30, 2024 to July 29, 2025, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna to remove the five pines and grind the stumps and haul off the debris at Unit 1144 by Hughes Tree Surgery at \$5,000.00, seconded by Jeff, motion carried, unanimously approved.

Motion by Tonna to increase the transfer fee from \$250.00 to \$450.00, seconded by Jeff, motion carried, unanimously approved.

Motion by Tonna to begin collection of delinquent account process on Unit 1026 and if homeowner does not comply for attorney to take any action necessary to collect the account, seconded by Linda, motion carried, unanimously approved.

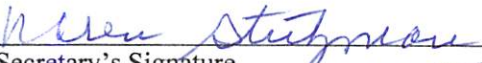
Motion by Tonna to adjourn, seconded by Jeff, motion carried, unanimously approved.

### ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, February 15, 2024, at 5:30 p.m. at the Clubhouse. A motion by Tonna to adjourn, seconded by Linda, motion carried, unanimously approved.

  
\_\_\_\_\_  
President's Signature

2/15/24  
Date

  
\_\_\_\_\_  
Secretary's Signature  
*appointed by Linda Johnston*

2/15/24  
Date