

Forest Oaks II

Homeowners Association

Board of Directors Meeting April 18, 2024 Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, April 18, 2024, at 5:30 p.m. at the Clubhouse.

CALL to ORDER-PRESIDING OFFICER

President JoAnna Medlen called the meeting to order at 5:36 p.m. Attorney Mike Craig and Judy Tabbert was present. JoAnna asked Nancy to chair the meeting for her due to eye sight problems.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen - President
Nancy Miller – Vice-president
Linda Johnston -Secretary
Karen Stutzman – Director
Tonna Collins – Director

Nancy asked for a motion to add Working Capital fee to Old Business to the agenda. Motion by Tonna to add Working Capital fee to Old Business to the agenda, seconded by JoAnna, motion carried, unanimously approved.

Nancy asked for a motion to add changes to the 2024 Budget to New Business to the agenda. Motion by Karen to add changes to the 2024 Budget to New Business to the agenda, seconded by Tonna, motion carried, unanimously approved.

Nancy asked for a motion to make a change to the Swimming Pool Rules and regulations to New Business to the agenda. Motion by Karen to change the Swimming Pool Rules and Regulations, seconded by Tonna, motion carried, unanimously approved.

MINUTES

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

PRESIDENT'S REPORT

JoAnna brought everyone's attention to the TV being used during the meeting to show the agenda and other information being presented. She asked that everyone acknowledge and say Thank you to Jeff Rutledge for donating the TV to the association. The TV can be used by homeowners using the Clubhouse for gatherings as well as during meetings. The pressure washing and painting has begun and the units that have been finished look so fresh and clean. There has been a few problems, but they are being worked on. There is always work to be done to maintain Forest Oaks II so work continues as usual to keep things maintained.

COMMITTEE REPORTS

No report from committees.

FINANCIALS

Judy Tabbert presented the February and March financials. There were no delinquent accounts. Motion by Tonna to approve financials, seconded by Karen, motion carried, unanimously approved.

OLD BUSINESS

Nancy asked JoAnna to share the information on the fireplaces and smoke detectors. JoAnna shared that the insurance agent had told her that adopting rules and regulating the wood burning fireplaces at Forest Oaks may help with keeping the insurance premiums down. The insurance underwriters frown on associations especially condos that have wood burning fireplaces and condos that do not regulate the wood burning fireplaces. Based on the survey done there are several wood burning fireplaces. She has reached out to get some estimates on closing the woodburning fireplace with a removable plug and estimates on inspecting and cleaning the wood burning fireplaces. Also, it was important that each unit has a working smoke detector. She has been in touch with the Murfreesboro Fire Department, and she was told the fire department would put up the smoke detectors for free, but the association would need to purchase the 10-year sealed battery smoke detectors. Homeowners can keep the one-year battery smoke detectors they have but will also need to put up the 10-year smoke detector. Nancy asked Judy to read the proposed Fireplace and Smoke Detector Rules and Regulations. Discussion ensued on when the wood burning fireplaces would be addressed and the smoke detectors would be installed. Everything would tentatively occur after the painting project is completed. Motion by Tonna to approve the proposed Fireplace and Smoke Detector Rules and Regulations affective May 1, 2024 with the plugging of fireplaces or inspection and cleaning of the fireplaces and the purchase of the 10 year battery to be done by the association and the cost of the fireplace plug or fireplace inspection and cleaning and the 10 year battery smoke detector be billed to the homeowner's account, seconded by Karen, motion carried, unanimously approved.

Nancy asked Judy to report on getting out paving estimates. Judy shared that the information from Mr. Brooks had not been received so a request for estimates could not be put out.

Nancy asked Judy to go over what a Working Capital fee is, when it is assessed and who pays the fee. Judy provided the information requested by Nancy. Motion by JoAnna to charge a \$450.00 Working Capital fee to go into effect for any closing set for April 20, 2024 and later, seconded by Karen, motion carried, unanimously approved

Nancy asked Mr. Craig for an update. Mr. Craig shared that no party involved in the Youree Estate had shown up at the scheduled court hearing. The next step would be to request probate. Motion by JoAnna requesting Mr. Craig proceed with a request to probate, seconded by Tonna, motion carried, unanimously approved

NEW BUSINESS

There were no request to address the Board

Motion by Tonna to approve the Architectural Modification Request for Unit 923, Unit 1130 to mount a TV and for the homeowner to repair where the TV is mounted on the unit when no longer in use or upon the sale of the unit, Unit 913 to install new windows, motion seconded by Karen, motion carried, unanimously approved.

No Request to Park in Guest parking were submitted to the Board.

PO Box 12321, Murfreesboro, TN 37129 www.forestoaks2.com

JoAnna Medlen President **Nancy Miller** Vice President **Linda Johnston** Secretary/Treasurer
Karen Stutzman Director **Tonna Collins** Director

No Landscape Modifications were submitted to the Board.

Motion by JoAnna to approve the cost to restore the grounds where the underground wiring was dug up and to reseed the area, seconded by Tonna, motion carried, unanimously approved.

Nancy asked JoAnna to share maintenance issue to be dealt with. JoAnna shared that there were several maintenance issues popping up such as dropping and leaking carport gutters, roof leaks, drip line leaks from shingles being cut too short, and some small general maintenance repairs needed to be approved. There also are some maintenance problems for which solutions will need to be found. Home Builders Supply no longer carries the parts to fix the gutter at Unit 1131 and cannot get vinyl siding to match what is on the units. The roofs are a twenty-year shingle but that means they are only really good for around 15 years and then will need to baby along to get hopefully 5 more years. Motion by Tonna to approve the cost of smaller maintenance projects but to start getting some cost on fixing some of the larger maintenance projects, seconded by Linda, motion carried, unanimously approved.

Nancy asked JoAnna if she had any updates on the water mitigation and paving. JoAnna reported that Mr. Brooks had suggested the Board work with someone like Huddleston Steel. Needed to see about Huddleston Steel shooting the property to understand the drainage at Forest Oaks to have a better idea on what will need to be done before paving. Will be able to check and see if work that should have been done by the city has been done or not. If the work has not been done, then see if can get the work done by the city. Forest Oaks really needs a starting point to know how to proceed. Motion by JoAnna to approve the cost of Huddleston Steel shooting the property at Forest Oaks II and providing a report, seconded by Tonna, motion carried, unanimously approved.

Motion by Linda to direct Elizabeth to transfer from the Painting Reserve to the Unappropriated Fund the amount of each Renovia invoice in the month in which it is paid, seconded by Karen, motion carried, unanimously approved.

Motion by Tonna for Elizabeth to transfer \$2, 409.00 from the Unappropriated Fund to the Roofing Reserve effective April 30, 2024, seconded by Karen, motion carried, unanimously approved.

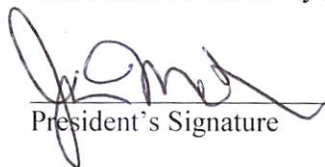
Motion by Tonna to change the Swimming Rules and Regulations by adding the proposed Rule 23. "Neither chairs nor tables may be reserved by any means. Chairs and tables are for the express use of homeowners currently in the pool or pool area. Items left unattended maybe relocated to another location in the pool area." and post the rule in the pool area, the change will become effective May 1, 2024 with the new Swimming Pool Rules and Regulations provided to all homeowners in the 2024 Pool Packet, seconded by Karen, motion carried, unanimously approved.

Motion by Tonna for the 2024 pool season to begin May 17, 2024, with the Pool Packet to contain a cover letter, the pool registration, pool waive, swimming pool rules and regulations and an incident report. The Pool Packet is to be ready for review by the Board on April 22, 2024 to be hand delivered to homeowners beginning April 25, 2024 and to be returned by homeowners by May 9, 2024, seconded by Karen, motion carried, unanimously approved.

Nancy asked if there was anything that needed to be turned over to the attorney. There was nothing to turn over to the attorney.

ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, June 20, 2024, at 5:30 p.m. at the Clubhouse. A motion by JoAnna to adjourn, seconded by Tonna, motion carried, unanimously approved.



President's Signature

6-20-24

Date



Secretary's Signature

6-20-24

Date

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

SPECIAL CALLED BOARD of DIRECTORS MEETING

May 10, 2024 Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Monday, May 10, 2024, at 10:00 a.m. at the Clubhouse.

CALL to ORDER – PRESIDING OFFICIER

JoAnna Medlen called the meeting to order at 10:10 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

Karen Stutzman – Director

Tonna Collins- Director

JoAnna asked for a motion to add rescinding a fee to the agenda. Motion by Nancy to add rescinding a fee to the agenda, seconded by Tonna, motion carried, unanimously approved.

JoAnna asked for a motion to add an Architectural Modification Request to the agenda. Motion by Nancy to add an Architectural Modification Request to the agenda, seconded by Tonna, motion carried, unanimously approved.

ITEMS for SPECIAL CALLED MEETING

Pool Contract

Motion by Nancy to approve the pool contract with Hunt Pool and Spa May 10, 2024 to May 10, 2025, seconded by Tonna, motion carried, unanimously approved.

Motion by Tonna to approve the Architectural Modification Request for Unit 908 to clean the patio pad and resurface the pad, seconded by Karen, motion carried, unanimously approved.

Motion by Nancy to rescind the fee assessed to Unit 939, seconded by Karen, motion carried, unanimously approved.

ADJOURNMENT

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