

Forest Oaks II

Homeowners Association

Board of Directors Meeting April 17, 2025 Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, April 17, 2025, at 5:30 p.m. at the Clubhouse.

CALL to ORDER-PRESIDING OFFICER

President JoAnna Medlen called the meeting to order at 5:35 p.m. Judy Tabbert was present.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen - President

Nancy Miller – Vice-president

Secretary/Treasurer – Linda Johnston

Karen Stutzman – Director

Tonna Collins – Director

After establishing a quorum President JoAnna Medlen asked Vice President Nancy Miller to chair the meeting.

Nancy reminded all present of the rules of conduct during the meeting and that homeowners scheduled to address the Board had 5 minutes to speak. Nancy thanked all homeowners for coming out and attending the meeting.

MINUTES

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

PRESIDENT'S REPORT

JoAnna stated the lawn is looking really good for a lawn that has not been pre-emergent or mulch in 2 years. She is trying to find someone to speak with at the city about when something was going to be done about the drainage up front. The association according to Huddleston Steele should not do anything about the drainage and paving until the city fixes the drainage up front. The company doing the work next door is handing out flyers about allowing them to take pictures before they start blasting. It is up to homeowner to let them do so or not but if there are no pictures to show the unit before blasting then may not be able to proof there was damage after blasting.

COMMITTEE REPORTS

Linda reported she checked Architectural Modification work done at Karen Stutzman and Lora Netherton's and it looks very nice. She also took the opportunity to inform the Board that she was resigning effective at the end of the meeting. Currently she and her husband had significant health concerns that she needed to concentrate on. Also, her cutie Maria was in very bad health as well. She will still be coming to meetings to check on the Board to make sure they are doing things right. That if anyone had someone, they would

like to fill her position until December to let her know. Resigning was the right thing for her at this time. Nancy asked for a motion to accept Linda's resignation. Motion by Tonna to accept Linda's resignation effective at the end of the meeting, seconded by Karen, motion carried. Four ayes with Linda abstaining. JoAnna thanked Linda for her service.

Nancy stated there has been comments about the lawncare work not being done. There have been comments about sticks not being picked up. It is not their job to pick up sticks but limbs. Homeowners were given a copy of the lawncare contract, please read it before complaining about work not being done.

FINANCIALS

Judy Tabbert presented the March financials. Judy reminded homeowners that the Board was making decisions based on balances in the column labeled "Excluding Accounts Receivable." Motion by Tonna to approve financials, seconded by Linda, motion carried, unanimously approved.

OLD BUSINESS

The homeowner of Unit 1117 appealed the work request denied by the Board. Nancy asked JoAnna to provide the Board with information on the work request and the appeal. JoAnna shared the timeline of the request and a letter from an independent engineer regarding the area in question. Motion by Tonna to close Unit 1117 work request, seconded by Karen, motion carried, unanimously approved.

Nancy asked Judy for an update on the special assessment. Judy reported that all homeowners had received the Special Assessment notification and that homeowners had until April 25, 2025 to report which payment option they had chosen. At this time 18 homeowners have paid the full \$1,200.00. Nancy requested that Judy add this to the website fee schedule and the newsletter.

NEW BUSINESS

Emily Rawls withdrew her request to address the Board.

Motion by Karen to approve the Architectural Modification Request for Unit 922 to take out part of their patio cover. and Unit 1130 to add a front porch cover to her, seconded by Tonna, motion carried, Aye Nancy, Linda, Karen, Tonna Abstain- JoAnna.

Motion by Tonna to deny the request from Unit 1018 to place a storage shed on the patio, seconded by Linda, motion carried, unanimously approved. Karen stated if the homeowner would like an explanation for the denial of the storage shed, she could be contacted.

Discussion was opened to consider the occupancy request from Unit 1106 for an occupant other than the homeowner. The Board moved to Executive Session at 6:31 pm. The Board returned from Executive Session at 6:39.

Motion by Tonna to deny the occupancy request for Unit 1106, seconded by Karen, motion carried, unanimously approved.

Motion by Tonna to give the current occupant 30 days to vacate Unit 1106, seconded by Karen, motion carried, unanimously approved.

Motion by Karen to approve revisions to the Homeowner Information Sheet, Pet Registration form, and the Work Request form, seconded by Tonna, motion carried, unanimously approved.

Motion by Karen to add the Assessment fee to the Fee Schedule on the website, seconded by Tonna, motion carried, unanimously approved.

Motion by Karen to approve the contract with Hunt Pools, seconded by Tonna, motion carried, unanimously approved.

Motion by Linda to approve the Pool Packet with revisions to be mailed by USPS to homeowners and by email for those who had requested email by April 28, 2025, seconded by Tonna, unanimously approved.

Motion by Karen for Dowell Roofing to proceed with the replacement of the boots already approved by the Board as water damaged to roofs and ceiling was occurring, seconded by Tonna, motion carried, unanimously approved.

Judy reported that 3 of the delinquent accounts have paid, 1 is in an estate, and the other has requested a payment plan. Motion by Tonna to table discussion on charging regular postage to homeowners until the June meeting, seconded by Karen, motion carried, unanimously approved.

Motion to have the association attorney write up policy on background checks for potential buyers at Forest Oaks II, have something to send to the insurance underwriters and then for Board discussion at the June meeting, seconded Karen, motion carried, unanimously approved.

Motion by Karen to approve the payment plan for Unit 1009, seconded Linda, motion carried, unanimously approved.

Motion by Tonna to approve the revised statement for Unit 1112, seconded Linda, motion carried, unanimously approved.

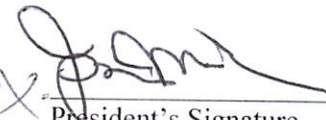
Motion by Nancy to turn Unit 909 over to attorney as a delinquent account, seconded Karen, motion carried, unanimously approved.

Motion by Nancy for the association to pay the 2024 taxes city and county and the back taxes city and county for Unit 1026, seconded by Tonna, motion carried, unanimously approved.

Nancy asked Linda to make a motion to adjourn as this was her last meeting.

ADJOURNMENT

The next regularly scheduled meeting will be held on Thursday, June 19, 2025, at 5:30 p.m. at the Clubhouse. A motion by Linda to adjourn, seconded by Karen, motion carried, unanimously approved.

X 

President's Signature

X 

Date

X 

Secretary's Signature



Date