

# Forest Oaks II

## *Homeowners Association*

### Board of Directors Meeting December 11, 2025 Minutes

#### **DATE and TIME**

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, December 11, 2025, at 4:30 p.m. at the Clubhouse.

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

President JoAnna Medlen called the meeting to order at 4:35 p.m. Judy Tabbert the administrative assistant was present.

#### **QUORUM**

A quorum was established with the following directors present:

JoAnna Medlen - President

Becky Avaritt – Secretary/Treasurer

Karen Stutzman – Director

JoAnna reminded all present to keep the talking down during the meeting. JoAnna thanked all homeowners for coming out and attending the meeting.

#### **MINUTES**

Motion by Becky to approve the minutes provided, seconded by Karen, motion carried, unanimously approved.

#### **PRESIDENT'S REPORT**

JoAnna stated she would hold her report until the annual meeting.

#### **COMMITTEE REPORTS**

No committee member reported anything.

#### **FINANCIALS**

Judy Tabbert presented the October and November financials. Judy reminded homeowners that the Board was making decisions based on balances in the column labeled "Excluding Accounts Receivable." Judy reviewed the funds from the special assessment for rotten wood and delaminated wood. The focus for 2025 had been on rotten wood and continuing to work on rotten wood in 2026 with the focus on delaminated wood. Elizabeth was asked if she had any comments. She would hold her comments until discussion of the 2026 budget. Motion by Karen to approve financials, seconded by Becky, motion carried, unanimously approved.

## **OLD BUSINESS**

Motion by Karen to accept the court ordered settlement for the Estate of David Keith Young and Forest Oaks II Homeowners Association, with the amounts expended by the HOA, dues, late fees and some fees and violations assessed, seconded by Becky, motion carried, unanimously approved.

Motion by Becky, for the bookkeeper to void any invoice of the Estate of David Keith Young not covered by the settlement agreement, seconded by Karen, motion carried, unanimously approved.

JoAnna called on Elizabeth to review the budget options for the proposed 2026 budget. Option would not increase reserves, Option 2 would increase reserves, and Option 3 would fully fund reserves. JoAnna opened the budget up for discussion. Karen expressed could not hold the reserve steady but needed to make progress on increasing reserves Becky stated she had not thought she could support increasing dues but after reviewing the budget options she found there was no other way to meet budget needs and reserves. Karen asked Judy if mortgage companies looked at HOA reserves. Judy shared information on how mortgage companies use reserve information and questions asked on mortgage applications regarding reserves. JoAnna called for an end to discussion. Motion by Becky to go with Option 2 to increase reserves and HOA dues, seconded by Karen, motion carried, unanimously approved.

Motion by Karen to set the dues at \$395.00, seconded by Becky, motion carried, unanimously approved.

Motion by Becky to send homeowners a letter notifying them of the increase in monthly dues, have letters ready to be mailed by 12/22/2025 and to change all forms showing that dues would be \$395 for 2026, seconded by Karen, motion carried, unanimously approved.

There were no updates on legal proceedings with the attorney.

## **NEW BUSINESS**

There is no request to address the Board, and no one signed in to address the Board.

Motion by Karen to approve the Architectural Modification Request by Unit 917 to paint a mural of the block divider wall, seconded by Becky, motion carried, unanimously approved.

Motion by Karen to rescind the approved motion for the gutter and boot work and table the downspout and boot work until the February meeting, seconded by Becky, motion carried, unanimously approved.

Motion by Becky to make no adjustments to the Reserve Study, seconded by Karen, motion carried, unanimously approved.

Motion by Becky to table the notification form for approval until the February meeting, seconded by Karen, motion carried, unanimously approved.

Motion by Karen to table revision of the Insurance Rules and Regulations until the February meeting, seconded by Becky, motion carried, unanimously approved.

Becky reported no new delinquent accounts.

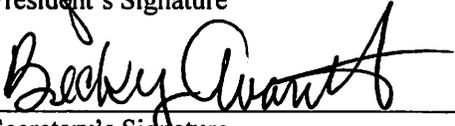
There were no new matters to take to the attorney

**ADJOURNMENT**

The next regularly scheduled meeting will be held on Thursday, February 19, 2026, at 5:30 p.m. at the Clubhouse. A motion by Karen to adjourn, seconded by Becky, motion carried, unanimously approved.

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

X 2-19-2026  
Date

  
\_\_\_\_\_  
Secretary's Signature

2-19-2026  
Date