

Forest Oaks II

Homeowners Association

Board of Directors Meeting April 16, 2026 Minutes

DATE and TIME

A regular meeting of the Board of Directors for the Forest Oaks II Homeowners Association was held on Thursday, April 16, 2026, at 5:30 p.m. at the Clubhouse.

CALL to ORDER-PRESIDING OFFICER

President JoAnna Medlen called the meeting to order at 5:34 p.m. Judy Tabbert the administrative assistant was present.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen – President

Karen Stutzman – Vice-president

Becky Avaritt – Secretary/Treasurer

Courtney Carter - Director

JoAnna reminded all present to keep the talking down during the meeting and asked everyone to turn off their phones. JoAnna thanked all homeowners for coming out and attending the meeting.

JoAnna asked Karen to chair the meeting for her.

PRESIDENT'S REPORT

JoAnna stated that Forest Oaks II had come through the ice storm with minimal damage and were fortunate that Hughes Tree Service had cut down the dead trees and cut back the big limbs. That Procut has placed mulch in the personal landscape beds with no additional charge to the homeowners. He thought matching mulch throughout the community looked good. Our grounds are really looking good.

COMMITTEE REPORTS

Karen asked that homeowners turn in a Work Request to report maintenance needs or to have work done by the association. Only work turned in through a Work Request will be addressed.

Becky and Courtney did not have a report.

CONSENT AGENDA

Motion by Courtney to approve the consent agenda, seconded by Becky, motion carried, unanimously approved.

FINANCIALS

The bookkeeper presented the February financials. Elizabeth was asked for any comments on the financials. The March financials were not available as accountants office had not been able to review due to conflict with federal tax deadline date. Elizabeth reviewed the reserves and reminded homeowners to look at the column labeled "Excluding Accounts Receivable". Elizabeth gave an update on the special assessment account and February expenditures. Motion by Becky to approve financials, seconded by Courtney, motion carried, unanimously approved.

2026 that the pool would open May 16, 2026 and that the pool Registration and Pool waiver are to be returned by May 11, 2026, seconded by Tonna, motion carried, unanimously approved.

Becky reported no new delinquent accounts.

JoAnna stated no new matters to turn over to attorney.

ADJOURNMENT

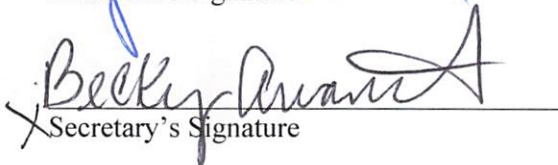
The next regularly scheduled meeting will be held on Thursday, June 18, 2026, at 5:30 p.m. at the Clubhouse. A motion by Becky to adjourn, seconded by Tonna, motion carried, unanimously approved.



President's Signature

5-18-26

Date



Secretary's Signature

5-18-2026

Date

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

SPECIAL CALLED BOARD of DIRECTORS MEETING

May 13, 2026

Minutes

DATE and TIME

A special called meeting of the Board of Directors for the Forest Oaks II Homeowners Associations was held on Wednesday, May 13, 2026, at 12:00 p.m. at the Clubhouse.

CALL to ORDER – PRESIDING OFFICIER

JoAnna Medlen called the meeting to order at 12:11 p.m. and Judy Tabbert was in attendance.

QUORUM

A quorum was established with the following directors present:

JoAnna Medlen – President

Karen Stutzman – Vice president

Becky Avaritt – Secretary/Treasurer

Courtney Carter - Director

ITEMS for SPECIAL CALLED MEETING

Homeowner Request

Unit 917 wood in patio area

Unit 917 use of space next to fence for gardening

Unit 1026- Occupancy

Maintenance- dirt

Motion by Karen that Unit 917 may have firewood in the patio area as it is currently stored, seconded by Courtney, motion carried, unanimously approved.

12:17 Director Collins joined the meeting.

Motion by Karen to add the proposed additional wording to the Fireplace and Smoke Detectors Rules and Regulations, seconded by Becky, motion carried, unanimously approved.

Motion by Becky that Unit 917 may not use the requested area for gardening as it had already been designated as an entrance area, seconded by Karen, motion carried, unanimously approved.

Motion by Courtney to extend Unit 1026 occupancy request 30 days to June 24, 2026 to transfer an ownership portion to the current occupant or provide a closing date on Unit 1026 to the current occupant, seconded by Tonna, motion carried, unanimously approved.

Motion by Courtney to purchase dirt to fill the holes through out the grounds, seconded by Karen, motion carried, unanimously approved.

Motion by Karen for Pro Cut to get the dirt, seconded by Tonna, motion carried, unanimously approved.

ADJOURNMENT

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