

FOREST OAKS II

HOMEOWNERS ASSOCIATION, INC.

P.O. Box 12321, Murfreesboro, TN 31729 · www.forestoaks2.com

Board Meeting — Open to Homeowners

Meeting Type	Regular Meeting of the Board of Directors
Date	Thursday, August 20, 2026
Time	6:00 p.m. · About 1 hour 40 minutes
Location	Forest Oaks II — Clubhouse
Called By	President — JoAnna Medlen
Purpose	Update homeowners on Association finances, insurance, reserves, dues, major projects, and governance. Provide an open forum for homeowner questions.

For homeowners

All homeowners are welcome. This is a meeting of the Board of Directors. The Board conducts the business, and homeowners are invited to attend, listen, and speak during the open forum. No homeowner vote is scheduled. Questions about your own unit, an enforcement matter, or anything involving the Association's attorney will be handled privately with you rather than in the open meeting.

Large-print copies are available. Ask any Board member.

Agenda

- 1. Call to Order & Welcome** **5 min**
 - President calls the meeting to order and welcomes homeowners
 - Roll call and confirmation of quorum
 - Introduce the Board and confirm the current slate of directors
- 2. Approval of Agenda** **2 min**
- 3. Approval of Prior Meeting Minutes** **5 min**
 - June 18, 2026 regular meeting; June 30 and July 29, 2026 special meetings
- 4. President's Report** **15 min**
 - Mailbox security notice and coyote sighting notice issued
 - Administrative transition completed following the resignation effective June 25, 2026
 - Procut Lawncare renewed for three years (September 2026 – August 2029) at no cost increase
 - JB Softwarez IT and security contract, three years; five cameras and three access points at \$5,113.30
 - Licensed professional engineer engaged; roof, gutter and carport assessment received July 27, 2026
 - Rules simplified effective July 1, 2026 — two sets eliminated, one created, several consolidated
 - New **support@forestoaks2.com** email — purpose and procedure
- 5. Financial Update, Reserves & Dues** **25 min**
 - Financial position at June 30, 2026
 - Where every \$395 of monthly dues goes

- Reserve position, and our contribution versus the study's recommended range
- Protecting Association funds — deposit insurance limits and the certificate of deposit placed
- How Forest Oaks II compares to nearby communities, and what your total cost has actually been
- The Board's intent to hold dues at \$395 per month for 2027, pending formal adoption with the FY2027 budget in October

6. 2026–2027 Insurance Renewal **8 min**

- Coverage and premium outcome for the policy year beginning August 1, 2026
- What the master policy does not cover, and why homeowners need their own HO-6 policy

7. Capital & Grounds Projects Update **15 min**

8. Community & Committees **6 min**

- Green Space and Community Garden Exploratory
- Mortgage notice campaign

9. Homeowner Open Forum / Q&A **15 min**

- Open floor for homeowner questions
- Mr. Zack addresses the Board

10. Next Steps & Upcoming Dates **3 min**

- FY2027 budget adoption and the October 2026 regular Board meeting
- Fall newsletter timeline, and the meeting calendar for the balance of 2026

11. Adjournment **2 min**