

Fair Oaks Ranch Homeowners' Association
January 3, 2017, 7:00 p.m.
Fair Oaks Ranch HOA Conference Room, 7286 Dietz Elkhorn

I. CALL TO ORDER

Al McDavid called the meeting to order at 7:00 p.m. All board members were present. Guests attending were Jan Boeckel, Chris Cook, Roy Elizondo, Jim and MaryAnne Havard, Clarence Huff, Laura Koerner, Mayor Garry Manitzas, Bruce Nicholson, and Donna Taylor.

II. ELECTION OF OFFICERS FOR THE 2017 FORHA BOARD OF DIRECTORS

Kim Keller nominated Carolyn Knopf as President, Debra Grandjean as Vice President, Cathy Ploszaj as Secretary, and Tom Jaster as Treasurer. Jonathan Cluck moved to accept Kim Keller's nominations for the 2017 FORHA Officers. Michael Saletta seconded. The motion passed unanimously.

III. GUEST COMMENTS

- A. Wildlife Education Committee (WEC) – Bruce Nicholson introduced himself as the Chairman of the WEC, with fellow members of to include Teal Harris, Chris Cook, MaryAnne Havard, and Dedie Manitzas. The committee was formed earlier this year in response to growing concerns about wildlife interaction and the deer population. They are currently working with Fair Oaks Ranch Elementary to increase wildlife education. In the next few weeks, they plan to capture data on wildlife activity in the area. The committee with work with Debra Grandjean on any involvement with the FORHA parks and trails. The first Quarterly Wildlife Education Meeting will be held on January 26, from 7:00-9:00 p.m. Kim Keller moved that FORHA send an email blast on behalf of the WEC for their first quarterly meeting, via the FORHA email distribution list. Debra Grandjean seconded. The motion passed with all in favor.
- B. Guest Comments – Mayor Manitzas congratulated the newly elected board members, and shared an update from the city. This year they plan to initiate foundational studies. The city has engaged Gap Strategies for a master roadway plan, and has qualified six engineering firms for a master drainage plan. On January 12, at 6:30 p.m., there will be a Town Hall Meeting regarding the Home Rule Charter. Clarence Huff, President of the Oakwood Heights HOA, inquired about Christmas tree disposal and FORHA's volunteer opportunities. Donna Taylor disputed comments that were made against FORHA's prospective ownership of The Arbors Preserve, and stated that the property should not cause any more concern than FORHA's current properties.

IV. APPROVAL OF MINUTES - Kim Keller moved to approve the December 6, 2016 minutes as submitted. Al McDavid seconded. The motion passed unanimously.

V. REPORTS

- A. Treasurer – The 2016 year ended approximately \$70k under budget, with \$31k from increased revenue, and \$40k from decreased expenses. The reclassification of \$6k from retained earnings to the replacement fund has been made for 2016. The monthly budget status report now reflects the 2017 budget and carryover from 2016 for the Vestal Park swing set and erosion project. The yearly contribution to R&R has been removed from the revenue/expense section of the report, as it is already shown in the current cash section of the report.
- B. Parks and Trails – Signage has been installed on all trails, except Trail 3 and part of Trail 1. The maintenance contract with Chance Lunsford will be renewed for another year with the existing rates. In January, Debra Grandjean plans to finalize a decision on the Vestal Park swing set, get bids for the Vestal Park drainage issue, and trim trees on Trail 1. The development agreement for The Arbors Preserve is being revised to extend the decision

deadline from March 1, 2017 to later in the year, as the tax valuation is still unclear. The Preserve was transferred from the developer to the Arbors HOA at the end of 2016, which means that Comal tax authorities will be able to provide a tax valuation for an HOA. Two different easement contracts are currently being drafted for FORHA and the city, concerning the road and gate access. Debra will work to arrange a tour of the Preserve property in early February for any interested board members.

- C. Communications: Website – Carolyn Knopf distributed a handout to the board that listed the requirements for a new website. The website committee will be Carolyn Knopf, Ken Nichols, and Michael Saletta.

VI. CONSIDERATION/DISCUSSION ITEMS

- A. Discussion of the Director Appointments – Carolyn Knopf appointed Debra Grandjean as the Chair of Parks and Trails. Cathy Ploszaj and Jonathan Cluck will be a committee members. Kim Keller and Al McDavid were appointed to co-chair the Restriction Advisory Committee. Keller was appointed as Parliamentarian.
- B. Discussion of the 2017 Calendar and Project/Program Leads – Al McDavid and Michael Saletta will co-chair Adopt-A-Highway and Shred Day. Al McDavid will also oversee the Peace Tree Lighting. Kim Keller will coordinate Meet the Candidates (if needed) and Visit with Santa. Carolyn Knopf will oversee the Annual Board Dinner. Ken Nichols will organize the Volunteer Appreciation Brunch.

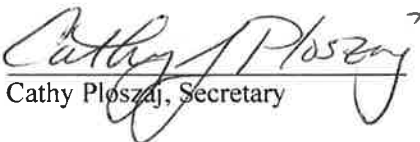
VII. ANNOUNCEMENTS

- A. Adopt-A-Highway – January 21, 2017, 8:15 a.m.
- B. Annual Board Dinner – January 26, 2017, 7:00 p.m.
- C. Board Meeting – February 7, 2017, 7:00 p.m.

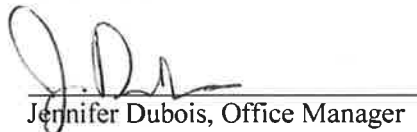
VIII. ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Submitted by:


Cathy Ploszaj, Secretary

Prepared by:


Jennifer Dubois, Office Manager