

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

**I. CALL TO ORDER**

Carolyn Knopf, President, called the meeting to order at 7:00 p.m. All board members were present. Guests attending were Jan Boeckel, Greg Buschmann, Roy Elizondo, Laura Koerner, Tobin Maples, Richard Morris, Rich Nichols, and Laura Raun.

**II. GUEST COMMENTS**

- A. Home Rule Charter Committee: Rich Nichols of the Home Rule Commission delivered a brief history of Home Rule in Texas. The proposed Home Rule Charter will be on the ballot for May 6th. The current charter is available on the city's website, and every registered voter in the city will receive a copy by mail. He expressed that the charter give the city more tools, and will grant residents more control over their government. Highlights of the charter include: one additional council member, full voting capacity for the Mayor, and three-year term limits. It will also grant residents the power of initiative, referendum, and recall. The charter will allow the city to unilaterally annex property in the ETJ.
- B. Guest Comments – Roy Elizondo spoke in favor of the board conducting a Meet the Candidates event, despite the uncontested election. He commented that it would help bring attention to other important issues on the ballot. Greg Buschmann offered that the board host a more casual "Meet Your City Officials" event instead, as was done in 2009. Laura Koerner, the unopposed candidate in the upcoming election, was supportive of a "Meet Your City Officials" or similar event. Jan Boeckel brought a concern to the board about FORHA communicating in a more timely fashion new residents to Deer Meadow Estates HOA. Laura Raun, PR representative for the roadway project, delivered an update on the construction and addressed questions and concerns from guests and the board.

**III. APPROVAL OF MINUTES** – Kim Keller moved to approve the February 7, 2017 minutes with the changes below. Al McDavid seconded. The motion passed with all in favor.

- Line 12 of report item "B" changed from "*...and cover cost of \$10k.*" to "*...which will cost \$10k. He is asking the city or FORHA to cover this expense.*"
- "*The communications committee will be meeting separately to continue development work.*" was added to report item "D".

**IV. REPORTS**

- A. Treasurer – Tom Jaster reported that collections are on track with previous years. FORHA has about \$400k in funds, \$153k of which is budgeted in 2017 for projects. Next week Tom and the Office Manager will meet with Frost Bank to learn about their lock box services. An update from this meeting will be provided at next month's meeting.
- B. Parks and Trails – Tree trimming has been completed on Trail 1 and part of Trail 3, from Chartwell to Secretariat Lane. Trimming on Trail 3 will resume once the Live Oak trees go into their hot weather dormant state to minimize risk of Oak Wilt. An unknown vehicle drove through Vestal Park, resulting in roughly \$800 worth of damages. The vehicle hit seven barrier posts and left deep ruts in the ground. The damage has since been repaired. The fountains at Boots and Vestal Parks have been fixed. There have been requests from homeowners for dog waste stations on the parks and trails. The costs range from \$500-\$600 annually, and are not currently budgeted for. However, two families have generously offered to sponsor one station and bags for Cibolo Nature Trail Park. They chose to remain anonymous and refer to themselves as "Friends of the Trails".
- Arbors Preserve Update – Debra Grandjean and three naturalists: Donna Taylor, Desi D'Orsogna, and Tara Randle, went on a three-hour hike of The Preserve to inspect the area

for the natural habitat of golden cheek warblers. The naturalists concluded that The Preserve offers a limited habitat for golden cheek warblers, due to tree density and maturity. They plan to revisit during the bird's breeding season of April-June. A report will be furnished with a list of species, plants, and habitats. Two sows and a few dozen piglets were also spotted. The amended Preserve Development Agreement, extending the decision deadline, has been finalized and awaits signatures. The road and parking lot easements are still under review by the city and FORHA.

- C. Shred Day – Al McDavid reported that 27 volunteers off-loaded bags and boxes from 386 vehicles during Shred Day 2017. Volunteers included individuals from the city, police department, FOR Rotary Club, and military partners from the 201<sup>st</sup> MI. Al and Mike Saletta co-chaired the event with the assistance of Grace Ramsey. The event was fully sponsored by GVTC.
- D. Communications Update – Mike Saletta reported that the committee is working on a qualitative research survey for members. The survey is exploratory in nature, and seeks to collect member opinions for future quantitative research. Open-ended interviews will be conducted with a maximum of 50 participants. Two quota groups will be used in interview selection: members who have provided FORHA with a phone number, and members who only have a mailing address on file. The board will receive a copy of the survey once it is developed.

## V. CONSIDERATION/DISCUSSION ITEMS

- A. Consideration of the External Written Communications Policy
  - Motion – Kim Keller moved that consideration of the External Written Communications Policy be tabled until the April 2017 meeting. Jonathan Cluck seconded.
  - Discussion – Ken Nichols stated that the Communications Committee should first reach a consensus on the policy, and then present a finalized draft to the rest of the board for comment. Kim Keller requested that the committee present a schedule and deadline for board commentary.
  - Status – The motion to table was passed with all in favor.
- B. Discussion and Consideration of the April Volunteer Appreciation Event Budget
  - Discussion – Invitations were sent to 98 volunteers, and the budget can accommodate up to 73 guests. There is a 55-person minimum with the venue, and 65 guests are expected. Ken Nichols stated that he has no need to request additional funds at this time, considering the current number of RSVPs. No motion was set forth.
- C. Discussion of Meet the Candidates
  - Discussion – Due to the uncontested election, Kim Keller recommended that Meet the Candidates not be held in 2017. Tom Jaster advocated that an event for the membership would be valuable to educate voters and encourage voter participation. It was the consensus of the board that Meet the Candidates not be held this year, but an alternative event would be considered. Event ideas were discussed, including the “Meet Your City Officials” event. Debra Grandjean proposed a “City Appreciation” social gathering to thank the city officials, staff and fire department volunteers for their service to the FOR community. City Manager, Tobin Maples, supported the idea as did the FORHA Board members. Kim Keller offered to look into the idea and serve as the FORHA event coordinator. Carolyn Knopf and Jan Boeckel offered to assist Kim.

## VI. ANNOUNCEMENTS

Debra Grandjean requested that the board attend a special briefing held by the City of Fair Oaks Ranch and Gap Strategies on Monday, March 20, at 7:00 p.m. The purpose will be to educate FORHA and other Fair Oaks Ranch HOA leaders on the update to the city's comprehensive plan.

- A. Board Meeting – April 4, 2017, 7:00 p.m.
- B. Volunteer Appreciation Breakfast – April 8, 2017, 8:30 a.m. to 10:30 a.m.

**VII. ADJOURNMENT**

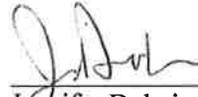
The meeting adjourned at 8:43 p.m.

Submitted by:



Cathy Ploszaj, Secretary

Prepared by:



Jennifer Dubois, Office Manager