

Fair Oaks Ranch Homeowners' Association
November 7, 2017, 6:00 p.m.
Fair Oaks Ranch HOA Conference Room, 7286 Dietz Elkhorn

- I. CALL TO ORDER** – Carolyn Knopf, President, called the meeting to order at 6:01 p.m. All board members were present except Kim Keller and Al McDavid, who were represented by proxies, and Jonathan Cluck. Stacy Lange attended as guest.
- II. GUEST COMMENTS** – There were no guest comments.
- III. APPROVAL OF MINUTES** – Mike Saletta moved to approve the October 3, 2017 minutes as submitted. Tom Jaster seconded. The motion passed with all in favor.
- IV. REPORTS**
- A. Treasurer – Tom Jaster will conduct a review of the 2016 audited financials at the December board meeting. Tom reported no other significant changes to the financials.
- B. Parks and Trails – Debra Grandjean reported that 10 volunteers set 57 sign posts and hung 181 signs on Trails 1 & 3. This accounted for 85 volunteer hours. The volunteers also set 8 of ~~10~~ ¹² foundational bridge posts and refurbished 4 of 5 picnic tables at Vestal Park. In total, 117 bags of Quikrete were used. The work completes the 3-year signage project. There is now directional signage on all FORHA parks and trails. John and Judith Umberger have donated a dog waste station for Vestal Park. It is located near the granite path, across the bridge. The donor plaque will be installed in the next month. Little Free Libraries opened at Vestal and Boots Park. Shannan Schnittger will be the Boots Park library steward. Shannan raised the \$700 needed for the library “kit” within two hours. Sarah Faulkenberry, steward of the Vestal library, recruited the McGarvie family to build the library. The Stenike family donated the materials. Girl Scout troops 628 and 730 will be collecting books to stock both libraries. Both libraries had wonderful ribbon cutting ceremonies that will be featured in Fair Oaks Living Magazine. Jason Wilkes has volunteered to refurbish the Cibolo Nature Park entrance sign. A volunteer is still needed to refurbish the Boots Park sign. Debra plans to meet with members of the Rotary Club, Shannan Schnittger, and City Councilman Greg Maxton on Thursday, November 9, to discuss a city-wide fundraiser for a multi-use court. Debra will share the output of the discussion at the December board meeting.
- The Arbors Preserve – The tax issue is still unresolved, and will likely go into litigation. C.A. Elder will send the city an amended development agreement with a nine-month extension on the acceptance of the Arbors. The amended DA will need to be signed before the end of the year. Board tours will be given in 2018 with the new board members.
- C. City Comprehensive Plan – Debra reported that the comprehensive plan is in its final stages. CDM Smith has received input on four troublesome water crossings in Fair Oaks. Repair of the crossings will be prioritized based on need, starting with the crossing at Rolling Acres. There are public hearings on city annexation on November 6 and 7, at 7:00 p.m., at the Fair Oaks Elementary School.
- D. Communications – Ken Nichols reported that the TOPS ONE conversion has been deferred to late spring or summer 2018. TOPS is currently unable to successfully convert its current customers. The office will continue to use their current database, TOPS IQ, until TOPS ONE’s functionality and conversion process is improved. Lockbox is still expected to be utilized in the 2018 annual billing process. Ken and the office staff are working to create new bills with payment coupons that feature OCR scanlines for automation. Development of the new FORHA website may now begin.
- E. Adopt-A-Highway – Mike Saletta reported that 22 volunteers picked up 22 bags of litter on Saturday, October 14th. Rawley Weber, owner of FlagStop Café, generously donated four dozen breakfast tacos. A wallet was found on the side of the road during the trash pick-up. The wallet was turned over to the police and returned to its owner. The next Adopt-A-Highway will be on January 20, 2018.
- V. DISCUSSION/CONSIDERATION ITEMS**
- A. Consideration to reallocate \$1,000 of the 2018 Vestal bridge budget to 2017.
- Motion: Debra Grandjean moved to approve the spending of \$1,000 from the 2018 Vestal bridge budget in 2017. Tom Jaster seconded.
 - Discussion: Debra submitted a business case to the board. She explained that as the posts were being set, it was decided to make the bridge longer and wider to allow for a higher bridge with

less grade, making the bridge ADA compliant and reducing the slipping hazard. This has added to the cost of materials. As this is an Eagle Scout project, FORHA is only funding the materials. Debra noted that they plan to use composite board for the bridge footing, which may add to expenses next year. However, she will come to the board in 2018 to request additional funding if needed. Tom Jaster suggested that future projects have a contingency fund.

- Status: The motion carried with all in favor.

VI. ANNOUNCEMENTS

- A. Annual Meeting – November 14, 2017, 7:00 p.m. at the River Rock Event Center
- B. Thanksgiving Holiday, *Office Closed* – November 23 & 24, 2017
- C. Visit with Santa and Peace Tree Lighting – November 26, 2017, 6:00 p.m. at the Fair Oaks Ranch Country Club
- D. Board Meeting – December 5, 2017, 7:00 p.m.
- E. Carolyn Knopf announced that the HOA Forum steering committee will meet on November 16th. The committee consists of Carolyn (FORHA representative), Kristen Benavides (Raintree Woods HOA), Kathy Phillips (Fountains HOA), and Greg Buschmann (Fair Oaks Living Magazine).

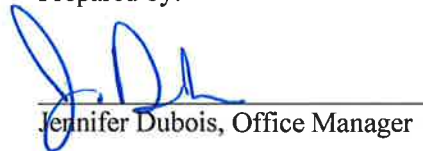
The meeting adjourned at 6:44 p.m.

Submitted by:



Cathy Ploszaj, Secretary

Prepared by:



Jennifer Dubois, Office Manager