

**Fair Oaks Ranch Homeowners' Association**  
**September 5, 2017, 7:00 p.m.**  
**Fair Oaks Ranch HOA Conference Room, 7286 Dietz Elkhorn**

**I. CALL TO ORDER** – Debra Grandjean, Vice President, called the meeting to order at 7:09 p.m. All board members were present except Carolyn Knopf and Al McDavid, who were represented by proxies, and Tom Jaster. Kim Keller attended via conference line. Guest attending were Charlan Beal, Stacy Lange, and Mayor Garry and Dee Anna Manitzas.

**II. GUEST COMMENTS** – There were no guest comments.

**III. APPROVAL OF MINUTES**

**A. August 1, 2017**

- Motion: Mike Saletta moved to approve the August 1, 2017 minutes as submitted. Ken Nichols seconded.
- Status: Before the vote was taken, Kim Keller was disconnected from the conference line. Efforts were made to reestablish the connection. As the presiding officer, Debra Grandjean chose to accept the results of the motion, with Kim Keller in abstention due to technical difficulties. The motion passed with 4 in favor and 3 opposed.

**B. August 21, 2017**

- Motion: Ken Nichols moved to table approval of the August 21, 2017 minutes to the September 12, 2017 budget meeting. Ken offered Al McDavid as a second.
- Discussion: Mike Saletta will send his amendments to the office manager. Revised minutes will be sent to the board for approval at the September 12 special meeting.
- Status: The motion passed with 5 in favor and 2 opposed, with Kim Keller in abstention due to technical difficulties.

**IV. REPORTS**

**A. Treasurer** – Tom Jaster will continue discussion of the 2018 budget at the meeting on September 12.

**B. Parks and Trails** – Twelve families were represented at the Vestal Park Focus Group on August 8. Participants discussed play equipment for 5-12 yr. old's, and voted on their top priorities. A rope structure, like one at Hemisfair Park, received the most votes (11 votes), followed by nest swings (8 votes), and multi-use courts (5 votes). The full session output is available on the FORHA website. In response to an article on the parks and trails, volunteers from Oak Hills Church have refurbished the Norman Vestal Park sign. Tree trimming on Trail 3 has finished. Charlie Lunsford, a frequent trail user, praised FORHA for the efforts made to make the trail safer and more enjoyable. Trail 3 is now ready for signage to be installed in October. Debra is seeking volunteers to set sign posts in cement. Trail 2 and Trail 4 will be trimmed in 2018, which will complete trimming for all parks and trails. FORHA volunteer, Sarah Faulkenberry, has offered to steward a "Little Free Library" at Vestal Park. Volunteers are needed to donate materials and build the library. FORHA will pay for the post and setting. Debra is seeking a steward for a library at the Boots Park. Debra also noted that the Bill and Polly Sparks have donated a gently use refrigerator to the FORHA office. Jonathan Cluck addressed Mayor Manitzas regarding the need for horse crossing signs and cross walk street markings on areas where FORHA trails cross city streets.

- The Arbors Preserve – The road and parking lot easement contracts will be finalized once the surveys are completed. The hearing date on tax valuation has not been set. While it will likely be this year, a date is needed soon if the board is to vote before the annual meeting in November. By October, the nature trail should be staked. A board tour will be conducted before any vote is made.

**C. City Comprehensive Plan** – At a stakeholder meeting with CDM Smith, the decision was made to change the guidelines concerning streets for flood drainage: 10-year residential streets and 25-year major traffic arteries, such as Fair Oaks Parkway. A general drainage plan will be developed, giving four streets special consideration. Roughly sixty locations were identified as areas that flood often. Additional information is found on [www.futureoffairoaksranch.com](http://www.futureoffairoaksranch.com). The goal is to finish the comprehensive plan in

4-5 months. Zoning will be more formalized and they will begin to write subdivision regulations. Freese & Nichols have begun master water and waste plans.

- D. Communications – The office has been granted access to a TOPS ONE sample database to test over the next few weeks. Ken Nichols is working on a timeline for the database conversion and plans to have it established for the next board meeting.

The meeting adjourned at 8:28 p.m.

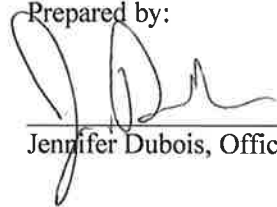
Submitted by:



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Cathy Rloszaj, Secretary

Prepared by:



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Jennifer Dubois, Office Manager