

**Fair Oaks Ranch Homeowners' Association**  
**August 21, 2018 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 6:03 p.m. Directors attending were Frank Chesworth, Jonathan Cluck, Beki Hutchison, Tom Jaster, Kristen Koronczok, Debra Grandjean and Mike Saletta. Ken Nichols attended via teleconference. Jonathan Cluck and Mike Saletta were not present.
- II. **GUEST COMMENTS** – There were 43 guests in attendance (*list attached*). Carolyn Knopf introduced each guest and allowed them to speak. Several guests voiced concern about aspects of the Parks Master Plan, including the maintenance, noise, cost, and security issues associated with the proposed park amenities. Some also had concerns about the process used to develop the Master Plan. Other guests voiced support for the Master Plan, its amenities, and the proposed dues increase. This portion of the meeting concluded at approximated 6:40 p.m.
- III. **PRESIDENT** - Carolyn Knopf welcomed everyone to the meeting and thanked them for their attendance and interest in the discussion regarding the Parks Master Plan, budget forecast, and potential assessment increase. She reviewed the benefits and cost savings of being a self-managed association vs. having outside management.
- IV. **PARKS MASTER PLAN OVERVIEW** - Debra Grandjean reviewed in detail the Parks Master Plan and implementation phases for Norman Vestal and Boots Gaubatz Parks. She reviewed the 3-year journey from initial community input sessions and focus groups to the arrival of the current Master Plan. The park architect that developed the plan took into consideration the geographic layout and current amenities of each park, along with the data collected from the community during the due diligence phase. Debra reinforced that the Master Plan is only a plan and that all final decisions and cost allocations would be done over an approximate timeline of 13 years, depending upon the budget capacity and the needs/input of the community. Debra agreed to continue to meet with as many members of the community as possible over the next several weeks. A drainage study is currently underway to assure appropriate placement of any future approved amenities.
- V. **FIVE YEAR FINANCIAL PLAN / DISCUSSION OF POTENTIAL DUES INCREASE** – Treasurer, Tom Jaster, reviewed the 5-year plan, highlighting that at this time it is a plan and not the approved budget. The process is to identify and prioritize strategic initiatives and ongoing expenses. The Board will vote on the 2019 assessments at the September 4<sup>th</sup> Board meeting. The Board will review and prioritize specific budget items at the meeting on September 18<sup>th</sup>. Since all meeting attendees were given a copy of the 5-year plan, Tom reviewed the plan at a high level and highlighted key points on each page. Revenues, expected revenues, and anticipated expenditures were clarified based upon questions from the guests in attendance. The final recommendation from the Treasurer is a \$75 increase in annual dues for 2019, with a \$5.00/year increase each following year for four years.
- VI. **ANNOUNCEMENTS**
  - A. Board Meeting: September 4, 2018, 7:00 p.m. – Based on feedback provided by the members in attendance, it was agreed that this meeting would be held at a venue large enough to allow for community attendance. FORHA will announce the meeting location. Debra Grandjean once again offered to meet with as many small member groups as possible upon request. She will focus on those that are adjacent to the parks and other HOA Presidents.
  - B. Special Meeting – September 18, 2018, 6:00 p.m.

The meeting adjourned at 8:55 p.m.

Submitted by:

  
Frank Chesworth, Secretary

Prepared by:

  
Jennifer Dubois, Office Manager

Guests at August 21, 2018 FORHA Special Meeting

1. Nancy Bates
2. Laura Boston
3. Jenks Boston
4. Chris Cook
5. Jack Crisci
6. Corky Crisci
7. Randall Dausin
8. Nick DiCianni
9. Jan DiCianni
10. Roy Elizondo
11. Sarah Faulkenberry
12. Sarah Federico
13. James Harvard
14. Edward A. Heath
15. Lee Hohmann
16. Yolanda Hohmann
17. Jerry Hollon
18. Randa Hollon
19. Gordon Jaehne
20. Stacy Lange
21. Jonathan Linseby
22. Glenn Maddox
23. Linda Maddox
24. Charlie Malmberg
25. Mayor Garry Manitzas
26. Dee Anna Manitzas
27. Joe Markling
28. Cindy Markling
29. Wayne McEwen
30. Brett Mussey
31. Judi Reiffert
32. Candi Robinson
33. Debby Stephens
34. Gordon Taylor
35. Sue Taylor
36. Barney Tearney
37. Mike Thompson
38. Carol Thompson
39. Amy Vogel
40. Chris Weigand
41. Lee Wheeler
42. Rita Wheeler
43. Jason Wilkes