

Fair Oaks Ranch Homeowners' Association
September 4, 2018 7:00 p.m.
Fair Oaks Ranch Elementary School, Cafeteria, 29085 Ralph Fair Road

- I. **CALL TO ORDER** – Carolyn Knopf, President, called the meeting to order at 7:11 p.m. Directors attending were Frank Chesworth, Jonathan Cluck, Debra Grandjean, Beki Hutchison, Tom Jaster, Ken Nichols, Carolyn Knopf, Kristen Koronczok, and Mike Saletta.
- II. **APPROVAL OF MINUTES** – The minutes for the August 7 & 21, 2018 meetings were approved with the following amendment to the August 7th minutes: A sentence was added to item IV, C: “*Jonathan Cluck asked to participate in any committee meetings and was told that was not possible.*”
- III. **REPORTS**
 - A. President – Carolyn Knopf greeted everyone and requested that comments be limited to one minute per person.
 - B. Communications – The website domain name will be switched over to forha.org shortly. The website is currently in pilot mode, with a full launch scheduled for October 1st. Information on Parks and Trails and an event calendar have been added. The website will allow residents to vote online in the Annual Election. Screenshots of the mobile version were presented.
 - C. Arbors Preserve – An overview of the Arbors Preserve was presented, highlighting the new trail that was put in by the developer and the signage that was installed by Eagle Scout Candidate and Boy Scout Troop 102. The tax issue between the developer and the Comal County tax authorities was resolved in August. FORHA’s estimated annual property tax for the Arbors Preserve is \$250-\$275. Donna Taylor, resident and Environmental Scientist, spoke about the multiple studies that she and eight other naturalists conducted on the wildlife and endangered species in the area. The results of these studies concluded that the property is not considered critical habitat. She also reported that no future studies will be needed on the 75 acres unless usage of the Arbors Preserve dramatically changes. If FORHA accepts the Arbors Preserve, the estimated annual maintenance expense is \$6,000. Residents were invited to visit the Arbors Preserve from Sept. 10th to 16th. The Board is scheduled to vote on acceptance of the Arbors Preserve at the September 18, 2018 special meeting.
 - D. Parks Master Plan Overview – A presentation was given on the Master Plans for Boots and Vestal Parks. The key amenities for each park were explained. This included new information about the ongoing maintenance and upkeep costs associated with the proposed splashpad and restrooms. The phased implementation of each Park was presented. The first phase is projected for 2019 at a cost of \$324k and includes erosion control/creek beautification in Vestal Park. The first five years (phases 1 & 2) of the Master Plan are estimated to cost about \$1.2 million (inflated dollars). Residents have been asked to register on the FORHA website to participate in a survey on the Parks Master Plan. The Board agreed to extend the deadline for registration to Sept. 10th. The survey period will be from Sept. 12th to Sept. 25th. The survey results will be used to inform the Board prior to their vote on the assessment increase at the October 2nd meeting. The Parks Master Plan presentation will be made available on the FORHA website.
 - E. Services Comparison – The President overviewed a chart comparing the services provided by the FORHA staff vs. engaging a third-party management company.
 - F. Annual Member Dues – A presentation was given on the proposed dues increase. The Treasurer recommended an increase of \$75 for households, which would include \$40 for the Parks Master Plan and \$35 for operating expenses. He reported that the projected 2019 primary revenue (member assessments) would fall short of covering operating expenses by about \$124k. This presentation will be made available on the FORHA website.
- IV. **GUEST COMMENTS** - There were 110 guests in attendance (*list attached*). Approximately 23 guests spoke. Comments concluded at 10:30 p.m.
- V. **ANNOUNCEMENTS**
 - A. Special Meeting – September 18, 2018, 6:00 p.m., TBD Location
 - B. Board Meeting – October 2, 2018, 7:00 p.m., TBD Location

VI. EXECUTIVE SESSION – The Board of Directors adjourned for a closed executive meeting pursuant to Section 209.0051 of the Texas Property Code at 10:33 p.m. to consider personnel matters. The Board began discussion in Executive Session at 10:45.

VII. RECONVENE OPEN SESSION – The Board reconvened into open session at 11:45 p.m. In closed session, The Board reviewed the performance and total compensation package of the office staff for fiscal year 2019.


The meeting adjourned at 11:46 p.m.

Submitted by:



Frank Chesworth, Secretary

Prepared by:



Jennifer Dubois, Office Manager

GUESTS – SEPTEMBER 4, 2018 FORHA BOARD MEETING

1. Derek Allen
2. Jerry Bains
3. Ron Ball
4. John Bartlett
5. Vicki Bartlett
6. Beverly Baughman
7. David Beckett
8. Kim Beckett
9. Kristen Benavides
10. Travis Besselman
11. Nonie Bird
12. Jenks Boston
13. Laura Boston
14. Sharon Brimhall
15. Greg Buschmann
16. Dick Calonge
17. Frank Carni
18. Wendy Chesworth
19. Al Clark
20. Chris Cook
21. Jack Crisci
22. Randall Dausin
23. David DeFrance
24. David Deleranko
25. Nick DiCianni
26. Bob Elswick
27. Carla Elswick
28. Hugh Exton
29. Sarah Faulkenberry
30. Blake Federico
31. Sara Federico
32. Pete Fera
33. Wade Fitzgerald
34. Carroll Floyd
35. Conrad Fothergill
36. Bobbie French
37. Scot French
38. Bill Fusco
39. Jennifer Garcia
40. Mike Gilley
41. Katherine Guerra
42. Tom Hannibal
43. Barbara Hanson
44. Charlie Hanson
45. Teal Harris
46. Steve Hartpence
47. Rusty Hastings
48. Hank Hattoy
49. Jim Havard
50. Jim Hilliard
51. Dayton Hoffman
52. Margaret Holt
53. Gerald Horst
54. Joyce Horst
55. Rose Jaeger
56. M.L. Jaster
57. Mike Kelly
58. Ron King
59. Deborah Kirker
60. Ryan Kohnen
61. Stacy Lange
62. Steven Lazar
63. Deb Liberatore
64. Jonathan Lisenby
65. Muriel Logan
66. Glenn Maddox
67. Maria Madura
68. Ron Madura
69. Megan Malmberg
70. Dee Anna Manitzas
71. Garry Manitzas
72. Cindy Markling
73. Joe Markling
74. Phylis Monical
75. Richard Morris
76. Al McDavid
77. Wayne McEwen
78. John Merritt
79. Seth Mitchell
80. Bruce Nicholson
81. Lars Nielsen
82. Terri Pappal
83. Kathy Phillips
84. Grace Ramsey
85. Judi Reiffert
86. Lee Reissig
87. Val Reissig
88. Jim Roff
89. Albert Ruiz
90. Allan Schmidt
91. Jo Schmidt
92. Meredith Sheppard
93. Sterling Stark
94. Kristin Steinke
95. Chuck Stephens
96. Debby Stephens
97. Heidi Susanson
98. Donna Taylor
99. Carol Thompson
100. Mike Thompson
101. Courtney Velek
102. Shawna Verrett
103. John Walker
104. Karen Walker
105. Reuben Walker
106. Jason Wilkes
107. Monica Wilkes
108. Jessica Wilson
109. Brent Wingert
110. Kevin Wooster