

Fair Oaks Ranch Homeowners' Association, Inc.
Annual General Membership Meeting
November 14, 2017, 7:00 p.m.
River Rock Event Center

CALL TO ORDER:

President Carolyn Knopf called the meeting to order at 7:04 p.m. FORHA Directors Jonathan Cluck, Debra Grandjean, Tom Jaster, Carolyn Knopf, Al McDavid, Ken Nichols, Cathy Ploszaj, and Mike Saletta were present. Kim Keller was not present.

INTRODUCTIONS:

Mayor Garry Manitzas and City Council members Roy Elizondo, Laura Koerner, Greg Maxton, and Snehal Patel were introduced. Carolyn Knopf introduced the FORHA Board of Directors, office staff, and the 2018 nominees for the FORHA Board: Frank (Biff) Chesworth, Debra Grandjean, Dee Anna (Dedie) Manitzas, and Rebecca (Beki) Webster. Carolyn thanked River Rock Event Center for hosting the meeting.

APPROVAL OF MINUTES:

There were no additions or corrections to the minutes. The minutes of the 2016 Annual Meeting were approved as written.

PROOF OF NOTICE AND PROOF OF QUORUM:

Proof of notice and proof of quorum were confirmed.

ELECTION PROCEDURES:

The nominating committee for 2017 was Ken Nichols, Carroll Floyd, and Carol Thompson. The nominating committee for 2018 will be Tom Jaster, Michelle Bliss, Al McDavid, and Gary Williams. Nominations from the floor were requested; there were none. Results of the election will be announced Friday, November 17, 2017.

PRESIDENT'S REPORT: There were 140 volunteers this year, accounting for over 1,600 hours of volunteer work. This has saved the association an estimated \$36,000. The Adopt-A-Highway program had 103 volunteers, 204 service hours, and collected 83 bags of litter. FORHA also received \$6,800 in sponsorship funds. FORHA now has a greater social media presence with its Facebook account. In 2018, FORHA will partner with a company called myHOA to redesign the website and introduce a new mobile app and credit card payments.

TREASURER'S REPORT: The audit of the 2016 fiscal year was completed in September 2017. FORHA received an unqualified (clean) opinion, certifying that financial results are accurately presented. The 2017 fiscal year is coming in under budget. The association has adequate reserve to ensure repair and replacement of common property assets. The 2017 total revenue is estimated to be \$311k, with \$254k coming from assessments. The 2017 total expenditures are estimated to be \$305k, with operating expenses accounting for \$273k. There is \$19k difference between the 2017 assessment revenue and 2017 operating expenses. There will be an estimated \$335k in unrestricted cash for 2018. The FORHA Board approved a significant project budget for 2018 of \$251k, with approximately \$200k accounting for a new play structure for Vestal Park. Beginning in 2018, transfer fees will increase by \$75 and resale certificate fees will increase by \$50. These are one-time real estate transaction fees. These fees have not increased in eight years and still fall below market value. New lockbox technology with Frost Bank will be implemented for the January 2018 billing. This will expedite payment processing, reduce burden on office staff, and provide more security for assessment payments.

PARKS AND TRAILS / ARBORS PRESERVE REPORT:

- 2017 Highlights: Trails 1 and 3 received tree trimming. Eleven volunteers set 57 posts and hung 180 signs using 117 bags of cement. This completes a 3-year signage project with a total of 150 posts set and over 400 signs hung. Swing sets were installed at Vestal Park. A major culvert with a retaining wall/bench was also installed to help with Vestal Park's erosion issues. Two "Little Free Libraries" were installed at the parks, with the help of Shannan Schnittger, Sarah Faulkenberry, the McGarvie family, the Stenike family, and Girl Scout Troops 628 and 730. There was a focus group held in September where Vestal Park users

prioritized their top choices for new park amenities. The rope structure received the most votes, followed by a nest swing and multi-use courts.

- 2018 Projects: A park architect will be employed to develop a future layout of the parks. There are plans for Vestal Park to receive a rope structure, nest swing, new footbridge (as an Eagle Scout project), and picnic tables. The street-side erosion issue will also be addressed. Trails 4 and 2 will receive tree trimming.
- Sponsorship Program: Two park benches, one trash receptacle, and two “dog-i-pot” waste stations were donated. Donors were recognized with plaques. The Vestal Park sign was refurbished by Oak Hills Community Church volunteers. A volunteer is still needed for the Boots Park sign refurbishment.
- Arbors Preserve: An overview of The Preserve was given. Eight naturalists performed five studies on the to identify the wildlife, insect, and plant species on the property. These naturalists volunteered over 100 hours, saving FORHA roughly \$2,500.

ANNOUNCEMENTS: Visit with Santa and the Peace Tree Lighting will be November 26, 2017 at the Fair Oaks Ranch Country Club. The next regular Board meeting will be December 5, 2017. There is a new date for Shred Day: April 7, 2017.

There being no further business, the meeting was adjourned at 8:17 p.m.