

Fair Oaks Ranch Homeowners' Association
October 2, 2018 7:00 p.m.
Cibolo Creek Community Church, 30395 Ralph Fair Road

- I. **CALL TO ORDER** – Carolyn Knopf, President, called the meeting to order at 7:05 p.m. Directors attending were Frank Chesworth, Debra Grandjean, Beki Hutchison, Tom Jaster, Ken Nichols, Carolyn Knopf, Kristen Koronczok, and Mike Saletta. Jonathan Cluck was not in attendance.
- II. **APPROVAL OF MINUTES** – Tom Jaster moved to approve the September 4, 2018 minutes as submitted. Frank Chesworth seconded. The motion passed with all in favor. Ken Nichols moved to approve the September 18, 2018 minutes with an amendment to the motion under item “C”, Arbors Mowing & Tree Trimming, to reflect “2 in favor” instead of “1 in favor”. Tom Jaster seconded. The motion carried with all in favor.
- III. **EXECUTIVE SESSION** – Frank Chesworth moved that the Board of Directors adjourn for a closed executive meeting pursuant to Section 209.0051 of the Texas Property Code to confer with the association’s legal counsel regarding the proposed assessment increase. Tom Jaster seconded. The motion passed with 1 opposed and 7 in favor. The Board entered executive session at 7:16 p.m.
- IV. **RECONVENE OPEN SESSION** – Beki Hutchison moved that the Board reconvene into open session at 7:32 p.m. Debra Grandjean seconded. The motion passed with all in favor. No action was taken by the Board in closed session. The association’s attorney, Peter Kilpatrick, informed the Board that there is no legal reason or anything in the current bylaws that prevent the Board from voting on dues or assessment increases or decreases of any amount.
- V. **PARKS MASTER PLAN SURVEY RESULTS** - Debra Grandjean reviewed the survey analysis process. She gave a presentation with a summary of the survey results and the votes for each park amenity. This presentation will be made available on the FORHA website. Based on the survey results, Treasurer Tom Jaster recommended that the proposed increase to annual assessments be reduced from \$75 to \$60, with \$26 representing the remaining park improvements and \$34 representing operating expenses.
- VI. **GUEST COMMENTS** - There were 134 guests in attendance (*list attached*). Of those in attendance, 26 guests spoke. Comments concluded at 9:06 p.m., and a recess was taken until 9:18 p.m.
- VII. **DISCUSSION & POSSIBLE VOTE TO INCREASE THE ANNUAL ASSESSMENTS** – Frank Chesworth read a statement to the Board that was submitted by Jonathan Cluck. A copy is available for review at the FORHA office.
 - A. **Motion:** Tom Jaster moved that the annual assessments for Class A members, homes, be increased by \$60 to a new rate of \$135 a year, and that the annual assessments for Class B members, vacant lots, be increased by \$30 to a new rate of \$77.50 a year. Frank Chesworth seconded.
 - **Discussion:** Ken Nichols stated there was inadequate time to review the member comments from the survey and that every FORHA member should have the opportunity to review the raw survey data. Carolyn Knopf announced that the raw survey data would be posted on the FORHA website. Other Board members felt the survey results were informative and that the assessment vote should proceed.
 - **Status:** Ken Nichols, Kristen Koronczok, Beki Hutchison, and Mike Saletta opposed. Tom Jaster, Debra Grandjean, Frank Chesworth, and Carolyn Knopf were in favor. The motion failed due to a tie of 4 and 4.
 - B. **Motion:** Ken Nichols moved that the Board defer any vote to increase assessments until November. Mike Saletta seconded.
 - **Discussion:** Ken felt the Board needed more time to review the survey results and budget numbers. Other Board members felt that delaying the vote would not provide the Board with more information, and they noted the downside associated with rescheduling the decision.
 - **Status:** Kristen Koronczok, Beki Hutchison, Tom Jaster, Debra Grandjean, Frank Chesworth, and Carolyn Knopf opposed. Ken Nichols and Mike Saletta were in favor. The motion failed 6 to 2.

- C. **Motion:** Ken Nichols moved that the annual assessments for Class A members, homes, be increased by \$25 to a new rate of \$100 a year, and that the annual assessments for Class B members, vacant lots, be increased by \$12.50 to a new rate of \$60 a year. Mike Saletta seconded.
- **Discussion:** Some questioned the basis of the amount proposed. Ken expressed that \$25 would be the highest increase he would consider.
 - **Status:** Kristen Koronczok, Beki Hutchison, Tom Jaster, Debra Grandjean, Frank Chesworth, and Carolyn Knopf opposed. Ken Nichols and Mike Saletta were in favor. The motion failed 6 to 2.
- D. **Motion:** Tom Jaster moved that the annual assessments for Class A members, homes, be increased by \$50 to a new rate of \$125 a year, and that the annual assessments for Class B members, vacant lots, be increased by \$25 to a new rate of \$72.50 a year. Debra Grandjean seconded.
- **Discussion:** Tom explained that this new proposal would still allow \$16 for park improvements and \$34 for operations. Beki Hutchison expressed that the amount was still too high and that \$34 for operating costs would be sufficient. Ken Nichols felt that the distinction between park funds and operating funds was arbitrary.
 - **Status:** Ken Nichols, Beki Hutchison, and Mike Saletta opposed. Kristen Koronczok, Tom Jaster, Debra Grandjean, Frank Chesworth, and Carolyn Knopf voted in favor. The motion passed with 3 opposed and 5 in favor.

VIII. DISCUSSION & POSSIBLE VOTE ON THE 2019 ANNUAL BUDGET – Tom Jaster moved that the Board vote on the 2019 annual budget at the special meeting on October 4, 2018. All were in favor.

IX. ANNOUNCEMENTS

- A. Special Meeting – October 4, 2018, 7:00 p.m., FORHA Office
- B. Board Meeting – November 6, 2018, 7:00 p.m., FORHA Office
- C. Annual Meeting – November 13, 2018, 7:00 p.m., Cibolo Creek Community Church


The meeting adjourned at 9:46 p.m.

Submitted by:



Frank Chesworth, Secretary

Prepared by:



Jennifer Dubois, Office Manager

GUESTS – OCTOBER 2, 2018 FORHA BOARD MEETING

1. Sam Altimore
2. Ron Ball
3. Gary Barnes
4. John Bartlett
5. Vicki Bartlett
6. *Charlan Beal **
7. Paul Beeson
8. Nonie Bird
9. Sam Bonahoom
10. Caryn Bordon
11. Jenks Boston
12. Laura Boston
13. Shelley Boydstein
14. Sharon Brimhall
15. Steve Browne
16. Larry Cash
17. Patsy Cash
18. *Yelena Christoforakis **
19. Janet Clark
20. *Chris Cook **
21. Kathy Cook
22. Joe Cruz
23. *Randy Dausin **
24. Wendy Davis
25. Jan DiCianni
26. Nick DiCianni
27. Tim Earnest
28. Barbara Elizondo
29. Roy Elizondo
30. Candy Ellis
31. Chuck Ellis
32. *Carla Elswick **
33. *Sara Federico **
34. Don Fikes
35. Carroll Floyd
36. *Conrad Fothergill **
37. Bobbie French
38. Marcus Garcia
39. *Jack Gatewood **
40. *Barnie Gavin **
41. Chris Gilfillan
42. Ruth Gott
43. Christine Graham
44. Garry Graham
45. Lee Haines
46. Barbara Hanson
47. *Teal Harris **
48. Hank Hattoy
49. *Jim Hilliard **
50. Susi Hobbs
51. Vicki Holdsworth
52. Wayne Holdsworth
53. Jerry Hollon
54. Randa Hollon
55. Philana Hudspeth
56. Brian Hutchens
57. Gervase Hutzler
58. *Mary Lynn Jaster **
59. Ron King
60. Kris Knopf
61. Ben Koerner
62. *Frank Koerner **
63. Miranda Koerner
64. *Dana Krone **
65. Doug Kusel
66. Joy Kusel
67. Steve Lazar
68. Doug Leonard
69. *Deb Liberatore **
70. *Muriel Logan **
71. John Lyons
72. *Mark Mack **
73. Glenn Maddox
74. Ron Madura
75. Dee Anna Manitzas
76. Jewel McCullough
77. Wayne McEwen
78. Anne McGrody
79. Gary McWilliams
80. John Merritt
81. Rosemary Miller
82. Kenneth Mills
83. Seth Mitchell
84. Phylis Monical
85. Nancy Moon
86. Randy Moon
87. Amy Moore
88. *Richard Morris **
89. Chesley Muenchow
90. Brett Mussey
91. *Bruce Nicholson **
92. Xochitl Nicholson
93. Ronda Nugent
94. Joe Palumbo
95. John Pippin
96. Susan Pippin
97. Grace Ramsey
98. Warren Rawls
99. Tony Rebollo
100. Amy Rector
101. *Bill Regan **
102. Judi Reiffert
103. Dan Riley
104. Greg Roberts
105. *Jim Roff **
106. *Chuck Rohrig **
107. Jody Ruhl
108. Albert Ruiz
109. Scott Russell
110. Dan Sawyers
111. *Allan Schmidt **
112. Jo Schmidt
113. Nancy Scott
114. Tootie Simpson
115. Delia Sosa
116. Michael Southworth
117. Jack Sprencel
118. Jaci Sprencel
119. *Debby Stephens **
120. Heidi Swanson
121. *Al Velo **
122. Maily Vo
123. Karen Walker
124. Reuben Walker
125. Karen Walsh
126. *John Weir **
127. Rindy White
128. Roy White
129. Jim Whitney
130. Mary Ann Whitney
131. Carole Willoughby
132. Alberto B. Zambrano
133. Gerard Zimmerebner
134. Nannette Zimmerebner

** spoke during guest comments*