

**Fair Oaks Ranch Homeowners' Association**  
**October 4, 2018 7:00 p.m.**  
**Fair Oaks Ranch HOA, Conference Room, 7286 Dietz Elkhorn**

- I. CALL TO ORDER** – Carolyn Knopf, President, called the meeting to order at 7:00 p.m. Directors attending were Frank Chesworth, Jonathan Cluck (via conference line), Debra Grandjean, Beki Hutchison, Tom Jaster, Carolyn Knopf, Kristen Koronczok, and Mike Saletta. Ken Nichols was not present. Guests in attendance were John Bartlett, Charlan Beal, Janet Clark, Sara Federico, Bobbie French, Christine Graham, Craig Hutchison, Mary Lynn Jaster, Al McDavid, Seth Mitchell, Geri and Wes Pieper, Chuck Rohrig, Al Schmidt, and Debby Stephens.
- II. DISCUSSION AND POSSIBLE VOTE ON THE 2019 ANNUAL BUDGET** – Treasurer, Tom Jaster, explained that \$35,000 would need to be cut from the existing draft budget, as the draft budget assumed a \$60 assessment increase and only a \$50 assessment increase was passed by the Board at the October 2, 2018 meeting. The Board reviewed the draft budget and made cuts:
- A. Operations and Programs
- *HOA Forum*: removed entirely for \$700
  - *Trail Events*: removed entirely for \$1,000
  - *Restriction Committee Forum*: removed entirely for \$500. Frank Chesworth stated that this program can be done at no cost with volunteers.
  - *Directory/Maps*:
    1. **Motion**: Beki Hutchison moved to change the Directory from a program to a project. Debra Grandjean seconded.
      - **Status**: The motion passed with all in favor.
    2. **Motion**: Frank Chesworth moved to reduce the budget for the directory/maps by \$6,000 to a new budget of \$12,000. Beki Hutchison seconded.
      - **Discussion**: It was proposed that the directory budget be reduced to an amount that would allow for printed/mailed directories for two-thirds of the FORHA membership. It was suggested that a survey be conducted in 2019 to gauge how many directories should be printed. The final scope of the project will be voted on by the Board in 2019.
      - **Status**: Mike Saletta opposed. Frank Chesworth, Debra Grandjean, Beki Hutchison, Tom Jaster, Carolyn Knopf, and Kristen Koronczok were in favor. The motion passed with 1 opposed and 6 in favor (Jonathan Cluck abstaining, as he had not yet joined the meeting via conference call).
  - *Other Community Events*: removed entirely for \$2,000
- B. Projects
- *Office Ceiling*: removed entirely for \$12,000
  - *Vestal Park Drainage/Creek Beautification (Phase 1)*:
    1. **Motion**: Debra Grandjean moved that the budget for the Vestal Park Drainage/Creek Beautification (Phase 1) project be reduced by \$12,800 and approved for a new total of \$311,345. Kristen Koronczok seconded.
      - **Discussion**: Some Board members felt that the budget for the project had not been reduced enough and that other community programs should be reinstated instead. They proposed other options such as spreading the project budget out over several years or reducing the project's contingency fund. Debra Grandjean explained that start-up costs discourage breaking the project into several phases because the start-up cost incurred for each phase would eat away at the budget for no value add. She also explained that the 20% contingency is standard and necessary. The \$12,800 cut from the budget would not be attributed to one line item of the project, but would be cut by further negotiation with vendors. As a project, final costs and scope will be presented to the Board for approval in 2019.
      - **Status**: Jonathan Cluck, Beki Hutchison, and Mike Saletta opposed. Frank Chesworth, Debra Grandjean, Tom Jaster, Carolyn Knopf, and Kristen Koronczok voted in favor. The motion passed with 3 opposed and 5 in favor.

- C. **Motion:** Jonathan Cluck moved to remove the \$6,000 budget for the Arbors Preserve, and to reinstate the \$500 budget for the Restrictions Committee Forum and \$2,000 for the Other Community Events program. Mike Saletta seconded.
- **Status:** Jonathan Cluck and Mike Saletta were in favor. Frank Chesworth, Debra Grandjean, Beki Hutchison, Tom Jaster, Carolyn Knopf, and Kristen Koronczok were opposed. The motion failed with 2 in favor and 6 opposed.
- D. **Motion:** Tom Jaster moved to approve the submitted 2019 annual budget with the aforementioned budget cuts of \$35,000. Debra Grandjean seconded.
- **Status:** Jonathan Cluck, Beki Hutchison, and Mike Saletta opposed. Frank Chesworth, Debra Grandjean, Tom Jaster, Carolyn Knopf, and Kristen Koronczok voted in favor. The motion passed with 3 opposed and 5 in favor.

### III. ADJORNMENT

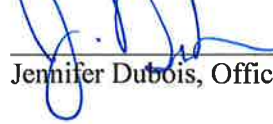
The meeting adjourned at 7:59 p.m.

Submitted by:



Frank Chesworth, Secretary

Prepared by:



Jennifer Dubois, Office Manager