

Fair Oaks Ranch Homeowners' Association

December 12, 2018, 7:00 p.m.

City Council Chambers, City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, TX 78015

- I. CALL TO ORDER** – Carolyn Knopf, President, called the meeting to order at 7:00 p.m. Directors attending were Frank Chesworth, Jonathan Cluck, Debra Grandjean, Tom Jaster, Carolyn Knopf, Kristen Koronczok, Ken Nichols and Mike Saletta. Beki Hutchison was not present. Guests attending were Robin Brauer, Sara Federico, Christine Graham, Cassie Gresham, Steve Hartpence, Mary Lynn Jaster, Mayor Garry Manitzas, Seth Mitchell, Wes and Geri Pieper, Al Schmidt, and Deb Stephens.
- II. GUEST COMMENTS** – Steve Hartpence commented that he was in favor of FORHA's acceptance of the Arbors Preserve. He gave a letter to each of the Board members stating his position.
- III. DISCUSSION/CONSIDERATION ITEMS**
- A. Discussion of a developer's request for a specialized billing arrangement for assessments – The Treasurer explained that it was brought to his attention that a previous Board from several years ago had deviated from its formal collection policy for one developer. FORHA's policy is to collect dues immediately from the developer when a plat has been approved by the City and restrictions filed. This developer had been billed each year and treated as delinquent but did not receive a demand letter or lien. Following a consistent collection policy for all members, the developer was sent a demand letter in July advising that a lien would be placed if payment was not received. The developer responded that they had a special billing arrangement with FORHA enacted by Board Officers several years ago, and that if FORHA proceeded with its actions, they would consider withdrawing from FORHA. Not aware of any special approved billing arrangement, the current Board Officers requested that the developer draw up a contract to effectively formalize the existing billing arrangement. The Treasurer stated that the terms of this contract would not be discussed in open session.
- **Motion:** Debra Grandjean moved to continue the current billing arrangement with the developer and to discuss the terms of the contract in executive session. Frank Chesworth seconded.
 - **Discussion:** The Board discussed the possible precedent set by formalizing the agreement. Mike Saletta inquired about the voting rights of developers.
 - **Status:** Debra Grandjean withdrew her motion as further discussion would be required before voting. Debra Grandjean then moved to continue discussion of the contract terms in executive session. Mike Saletta seconded. The motion passed with 7 in favor and 1 opposed. Frank Chesworth, Debra Grandjean, Tom Jaster, Carolyn Knopf, Kristen Koronczok, Ken Nichols and Mike Saletta were in favor. Jonathan Cluck opposed.
- IV. EXECUTIVE SESSION** – At 7:24 p.m., The Board of Directors adjourned for a closed executive meeting pursuant to Section 209.0051 of the Texas Property Code to discuss a personnel matter, the Arbors Preserve contracts with legal counsel, and contract negotiation regarding a developer's request for a specialized billing assessment arrangement.
- V. RECONVENE OPEN SESSION** – The Board reconvened into open session at 9:23 p.m. No action was taken in closed session. The Board will defer action on the items discussed in executive session and vote on them in upcoming meetings.
- VI. ANNOUNCEMENTS**

The meeting adjourned at 9:24 p.m.

Submitted by:



Frank Chesworth, Secretary

Prepared by:



Jennifer Dubois, Office Manager