

**Fair Oaks Ranch Homeowners' Association**  
**December 19, 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, Debra Grandjean, Beki Hutchison, Tom Jaster, Carolyn Knopf, Kristen Koronczok, Ken Nichols, and Mike Saletta (via conference line). Guests attending were Nick DiCianni, Roy Elizondo, Sara Federico, Conrad Fothergill, Teal Harris, Jim Hilliard, Mary Lynn Jaster, Mayor Garry and Dee Anna Manitzas, Tobin Maples, Al McDavid, Seth Mitchell, Wes and Geri Pieper, Al Schmidt, Deb Stephens, and Donna Taylor.
- II. GUEST COMMENTS** – Roy Elizondo thanked the Board for their work and expressed interest in the items being considered at the meeting. Deb Stephens voiced her disagreement with the actions of the citizen petition group from the Annual Meeting and felt that all members should have the opportunity to be considered for the bylaw review committee. Mayor Manitzas provided some background on the Arbors Preserve and explained that city ownership of the property would likely be more expensive than FORHA ownership. Dee Anna Manitzas, Donna Taylor, Sara Federico, Mary Lynn Jaster, Teal Harris, and Nick DiCianni stated that they were in favor of FORHA's acceptance of the Preserve.
- III. REPORTS**
- A. Overview of The Arbors Preserve – Debra Grandjean offered to review the entire presentation to the public if needed. Nobody requested to view the entire slide show, so Debra provided a brief presentation. It was highlighted that, if approved, the property will cost about \$6k/yr. to maintain and will increase FORHA's total property ownership from 153 acres to 225 acres.
- IV. DISCUSSION/CONSIDERATION ITEMS**
- A. Discussion of bylaw review committee
- Conrad Fothergill requested a private meeting with Carolyn Knopf after the holidays to move the committee selection process forward.
  - It was agreed that an email would go out to the membership requesting resumes for candidates to serve on the committee. Three FORHA members are needed. The Board and Conrad Fothergill discussed possible deadlines for resume submissions. While the original timeline stated that the committee would be formed at the January regular Board meeting, the Board felt that more time was needed for members to learn about this opportunity and to ensure that the committee is well represented. The deadline for resume submissions will be January 11, 2019.
  - The bylaw review committee will present a business case to allocate funds for this project in the 2019 budget at the February Board meeting. The Board will then vote on this budget item. In the meantime, an estimate of legal costs should be obtained.
  - Al McDavid will be the non-voting committee moderator/chair. Al explained that the review of the bylaws will be a phased process. The first phase will be to make the bylaws compliant with state law. The second phase will be to discuss any other changes. The committee does not have authority to change the bylaws and can only to propose changes for the membership to vote on. There will be at least one or two public meetings.
- B. Discussion and consideration of FORHA acceptance of the Arbors Preserve
- **Motion:** Debra Grandjean moved that FORHA accept the Arbors Preserve into the FORHA Parks and Trails system. Jonathan Cluck seconded.
  - **Discussion:** Ken Nichols commented that he was now in favor of accepting the Preserve, as his questions about the costs, risks, and use of the property had been answered.
  - **Status:** The motion passed unanimously
- V. ANNOUNCEMENTS** – Debra Grandjean announced that there will be a holiday party and ribbon cutting ceremony for the new rope structure at Vestal Park on Friday, December 21, from 11:00 a.m. to 2:00 p.m.
- VI. EXECUTIVE SESSION** – At 8:22 p.m., Debra Grandjean moved that The Board of Directors adjourn for a closed executive meeting pursuant to Section 209.0051 of the Texas Property Code for contract negotiation

regarding a developer's request for a specialized billing arrangement for assessments. Beki Hutchison seconded. Frank Chesworth, Debra Grandjean, Beki Hutchison, Tom Jaster, Carolyn Knopf, Kristen Koronczok, Ken Nichols, and Mike Saletta were in favor. Jonathan Cluck opposed. The motion passed 8 to 1.

**VII. RECONVENE OPEN SESSION** – The Board reconvened into open session at 8:55 p.m. No action was taken in closed session. The President stated that the Board discussed a developer's assessment billing agreement to formalize an arrangement that was made by a previous Board a number of years ago. The Board will now formalize the arrangement and vote on it.

**VIII. DISCUSSION/CONSIDERATION ITEMS (CONTINUED)**

A. Consideration of a developer's request for an assessment billing agreement

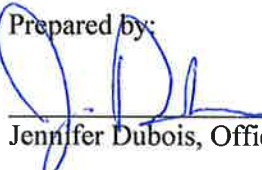
- Motion: Frank Chesworth moved to formalize the prior billing agreement between FORHA and Green Land Ventures and Haupstrasse Village Ltd. as outlined in the draft assessment billing agreement with Green Land Ventures (*draft document on file*). Tom Jaster seconded.
- Status: Frank Chesworth, Jonathan Cluck, Debra Grandjean, Beki Hutchison, Tom Jaster, Carolyn Knopf, and Ken Nichols were in favor. Mike Saletta opposed. Kristen Koronczok abstained, as she had left the meeting. The motion passed with 7 in favor and 1 opposed.

The meeting adjourned at 8:57 p.m.

Submitted by:

  
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Frank Chesworth, Secretary

Prepared by:

  
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Jennifer Dubois, Office Manager