

Fair Oaks Ranch Homeowners' Association
January 15, 2019, 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, Sara Federico, Debra Grandjean, Beki Hutchison, Tom Jaster, Carolyn Knopf, and Kristen Koronczok. Guests attending were Charlan Beal, Roy Elizondo, Conrad Fothergill, Christine Graham, Steve Hartpence, Cheryl Landman, Jonathan Lisenby, Ken Nichols, Rich Nichols, Wes Pieper, Susan Rice, Al Schmidt, Deb Stephens, and Gary Williams.
- II. GUEST COMMENTS** – Carolyn Knopf introduced the new Business Operations Manager, Judy Bordman. Roy Elizondo asked the Board to help distribute information on the Kendall County Law Enforcement Alumni Association's "Refuse to be a Victim" seminar. Christine Graham encouraged the Board to put volunteering on the agenda. She suggested changes to the FORHA website to make volunteer information easier to find. Charlan Beal shared her disapproval with the Board's involvement with the Bylaw Review Committee. Jonathan Lisenby expressed his interest in joining the Bylaw Review Committee. Cheryl Landman gave an update on the status of candidate selections for the Bylaw Review Committee. Seven resumes have been received. The four past FORHA Presidents will be discussing the process and reviewing resumes on January 17th. The committee should be formed by the end of the month. Carolyn Knopf offered to meet Conrad Fothergill at the FORHA office to assist in developing the business case for budget for the Bylaw Review Committee.
- III. RESTRICTED CASH ANALYSIS** – Treasurer, Tom Jaster, provided an analysis of FORHA's restricted cash. The rope structure has been added as an asset for \$120k (site prep costs were not included). Tom estimated that FORHA should contribute about \$20k a year in restricted cash. Restricted cash is currently over-funded by six months, or \$7,500. The current balance is \$64,630. FORHA's CDs at RBFCU are used solely for restricted cash. The interest is reinvested. Tom Jaster and Carolyn Knopf will go to RBFCU to purchase a CD for \$15,000 to contribute to the restricted cash fund.
- IV. DISCUSSION/CONSIDERATION ITEMS**
- A. Discussion and possible consideration to approve budget to get bylaws in compliance with Texas Property Code – Carolyn Knopf presented a business case for \$1,000 for attorney's fees to cover the initial review of the FORHA bylaws. The business case stated that proposals were obtained from three attorneys and that Susan Rice was recommended for the project. Susan Rice introduced herself and gave a brief summary on her background and qualifications.
- **Motion:** Jonathan Cluck moved to table the selection of an attorney until the February stated meeting, and that the Board passes a budget of \$1,500 to cover the initial review and recommendation regarding bylaw compliance with the Texas Property Code. Beki Hutchison seconded.
 - **Discussion:** Jonathan proposed to increase the budget from \$1,000 to \$1,500 to cover the estimated cost of a full legal review. The Board debated whether it was appropriate to vote on the attorney for this project under this agenda item as stated. The Board agreed that all three attorneys would be invited to the February Board meeting for consideration.
 - **Status:** The motion passed with 5 in favor and 3 opposed. Frank Chesworth, Jonathan Cluck, Debra Grandjean, Beki Hutchison, and Kristen Koronczok were in favor. Sara Federico, Tom Jaster, and Carolyn Knopf opposed.
- V. NEW BOARD MEMBER ORIENTATION** – The Board reviewed orientation binders prepared by the office staff. Included in the binders were Board policies and procedures, financial reports, a summary of insurance, an overview on FORHA's role in restrictions, and general information about the association and its parks and trails.

The meeting adjourned at 9:27 p.m.

Submitted by:

Prepared by:

Frank Chesworth

Frank Chesworth, Secretary

Judy Bordman

Jennifer Dubois, Business Operations Manager

Judy Bordman