

Fair Oaks Ranch Homeowners' Association
June 4, 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 Vice President Beki Hutchison, Secretary Frank Chesworth, Debra Grandjean, Sara Federico, Kristen Koroncok, Jonathan Cluck and Jonathan Lisenby. The only director not in attendance was Gary Williams. Guests attending were Wes Pieper (with proxy from Dana Krone & Bob Sousa), Geri Pieper (with a proxy from Irene White), Dee Anna & Gary Manitzas, Deb Stephens, Ken Nichols, Christine Graham, Nick DiCianni, Buddy Preuss, and Craig Welzenbach.
- II. **GUEST COMMENTS** –The guest comments completed at 7:02 pm.
- III. **DISCUSSION/CONSIDERATION ITEMS**
 - A. Approve budget for the Vestal Park Creek Erosion and Beautification Project - Kaiden Nguyen of Coral Studio made a presentation to the Board concerning the Vestal Park Creek Erosion and Beautification Project. Following the presentation, Debra Grandjean made a motion to adjourn into executive session to discuss the project bids and contract negotiation. Jonathan Lisenby seconded the motion. All present were in favor and the board asked guests to leave.
- IV. **EXECUTIVE SESSION** – at 7:38 pm, the Board move into Executive Session. At 8:21 pm, Debra Grandjean moved that the Board adjourn Executive Session, Jonathan Lisenby seconded, all were in favor and the Board adjourned back to the regular meeting.
- V. **RECONVENE** – the board reconvened the regular meeting at 8:25 pm. Upon reconvening, Carolyn Knopf announced that the Board had discussed a sealed bid, but no decision had been made.
- VI. **DISCUSSION/CONSIDERATION ITEMS**
 - A. A bid from Gratr Landscapes in the amount of \$268,385 was presented to the Board for the Vestal Park Creek Erosion and Beautification Project. Debra Grandjean moved that the Board approve Gratr Landscapes as the contractor for the Vestal Park Creek Erosion and Beautification Project for the amount of \$268,385 for the scope of the base project and alt. 2. Jonathan Cluck seconded the motion. The motion passes unanimously.
- VII. **APPROVAL OF MINUTES** - Beki Hutchison moved to approve the prior meeting minutes from the May 7, 2019 and the May 28, 2019 Board Meetings, Jonathan Cluck seconded the motion and the motion passed with all in favor.
- VIII. **TREASURER'S REPORT** – Jonathan Cluck moved that the Treasurer's report be postponed until the July 2019 meeting due to the absence of the Treasurer at this meeting. Beki Hutchison seconded. The motion passed with all in favor.
- IX. **REPORTS**
 - A. Parks & Trails – Debra Grandjean updated the Board of Directors on the Preserve Nature Hike which was on May 25.
 - B. Bylaws Review Committee – the BRC updated the Board of Directors on their last information meeting with the public and gave a timeline for additional meetings. Jonathan Lisenby asked to add to the agenda of the July board meeting, the discussion of a timeline to present the Bylaws to the membership for a vote. He also asked to add the Board of Directors recommendation of the Bylaws to the July meeting agenda.

- C. Shred Day – Biff Chesworth updated the Board of Directors on the Shred Day event due to the absence of Gary Williams. Approximately 371 homeowners showed up at Van Raub Elementary to take advantage of the Shred Trucks.
- D. Communications Committee – Kristen Koronczok updated the board on the progress of the Directory and the Welcome Packets.

X. DISCUSSION/CONSIDERATION ITEMS

- A. Discussion and consideration of an official recording policy for FORHA meetings – after review of the policy and discussion, Debra Grandjean moved that the board accept the Recording Policy as presented. Biff Chesworth seconded the motion. Vote was by show of hands with four directors voting for the policy and four directors voting against the policy – the motion failed.
- B. Approve budget for Vestal Park Creek Erosion and Beautification Project – this was discussed earlier in the meeting, see item III.
- C. Approve budget for the Bylaws Review Committee for public information and membership meetings - Carolyn Knopf presented to the Board of Directors, a budget in the amount of \$7238 for approval. Jonathan Cluck moved that the board remove \$5000 from the Insurance budget, \$1570 from the Office Computer Project and \$500 from the Meet the Candidates budget for a total of \$7270 to be approved for the Bylaws Review Committee to use for the public information and membership meetings. Kristin Koronczok seconded the motion. The motion passed unanimously.
- D. Approve budget for Communications Committee for directory, maps & welcome packets – Kristin Koronczok moved to that the board approve the allocation of \$12,000 of previously budgeted funds for the Communications Committee to use for the directories, maps & welcome packets. Beki Hutchison seconded the motion. The motion passed with all in favor

XI. ADJOURNMENT

At 9:40 pm, there being no further business, the meeting was adjourned.

Submitted by:



Frank Chesworth, Secretary

Prepared by:



Judy Bordman, Business Operations Manager