

Fair Oaks Ranch Homeowners' Association
July 9, 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 by phone, Secretary Frank Chesworth, Debra Grandjean, Sara Federico, Kristen Koronczok, Gary Williams, Jonathan Cluck and Jonathan Lisenby. Guests attending were FORHA attorney, M. Susan Rice, Deb Stephens by phone, Wes Pieper (with proxy from Bob Sousa), Geri Pieper (with a proxy from Irene White), Ken Nichols, Christine Graham, Buddy Preuss, Roy Elizondo, Jim Havard, Nick Dicianni, Tom Jaster, Mary Jaster, Al Schmidt, Cheryl Deleranko, David Deleranko, Charlan Beal, Dana Krone, Cheryl Landman Manzo, Connie Clark (personal representative of Dana Krone), Teal Harris, Jennifer Williamson, Kris Knopf, and Amy Higgins.
- II. GUEST COMMENTS** –The guest comments began at 7:01 pm and completed at 7:19
- During Guest Comments, resident Mary Jaster asked that she not be recorded. President Knopf then asked that no recordings be made.
- III. APPROVAL OF MINUTES** - Debra Grandjean moved to approve the prior meeting minutes from the June 4, 2019 Board Meeting, Jonathan Cluck seconded the motion and the motion passed with all in favor.
- IV. TREASURER'S REPORT** – report was given by Gary Williams noting that legal fees were running higher than expected. Board members asked for a breakdown of the fees and areas of concern. Jonathan Lisenby asked about a legal fees policy and asked that implementation of such policy be added to next month's agenda.
- V. REPORTS**
- A. Parks & Trails – Debra Grandjean updated the Board of Directors on the current project. A kickoff meeting was held on June 12, 2019 with the contractor. There will be 3 phases to the project, (1) Rocking Horse Lane side, (2) Middle of the Park, and (3) Main Creek Swell. Grandjean also announced that Rotary is donating a park bench to be installed in Norman Vestal Park.
 - B. Bylaws Review Committee –Jonathan Lisenby discussed the 2nd and final informal community meeting on July 8. Lisenby also indicated that the BRC expects to release the final adjusted amendments to the board by Wednesday, July 17.
 - C. Nominating Committee – Beki Hutchison reminded everyone that the annual meeting is approaching and that the current spots filled by Jonathan Lisenby, Gary Williams and Jonathan Cluck will be expiring. The committee will be working to get announcements out online for these positions.
 - D. Communications Committee – Kristen Koronczok updated the board on the progress of the Directory and said that she is planning to have a draft of the Welcome Packet by the next meeting.
- VI. DISCUSSION/CONSIDERATION ITEMS**
- A. Discussion and consideration concerning FORHA attorney – Attorney M. Susan Rice was present and responded to questions from the board concerning a legal matter in which Ms. Rice was involved while representing a HOA in Houston. Following discussion about legal fees and communications, Jonathan Lisenby asked that the policy in question be placed on next month's agenda for discussion.
 - B. Discussion and consideration of revised Miscellaneous Fee Schedule Policy – Jonathan Cluck moved to adopt the new policy; Gary Williams seconded the motion. The motion passed with all voting in favor.
 - C. Discussion and consideration of Real Estate Fee Schedule Policy - Jonathan Cluck moved to adopt the new policy; Gary Williams seconded the motion. The motion passed with all voting in favor.
 - D. Discussion and consideration of revised Late Fee, Demand Letters, and Liens Policy - Discussion and consideration of Real Estate Fee Schedule Policy – Beki Hutchison moved to adopt the new policy; Jonathan Cluck seconded the motion. The motion passed with all voting in favor.

- E. Discussion and consideration of timeline to present proposed bylaws to membership for vote – after discussion, Jonathan Cluck moved that the meeting for the members to vote on the amended bylaws be set for September 25, 2019; Debra Grandjean seconded. The motion passed with all being in favor.
- F. Discussion and consideration of Board of Directors recommendation of amendments to Bylaws – this was tabled until after the amendments are delivered to the Board on July 17, 2019.

VII. ADJOURNMENT

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

Submitted by:



Frank Chesworth, Secretary

Prepared by:



Judy Bordinan, Business Operations Manager