

Fair Oaks Ranch Homeowners' Association
August 6, 2019, 6:00 p.m.
Spring Creek United Methodist Church, 9200 Dietz Elkhorn

- I. CALL TO ORDER** – Carolyn Knopf, President, called the meeting to order at 6:04 p.m. Directors attending were Vice President Beki Hutchison, Secretary Frank Chesworth, Debra Grandjean, Sara Federico, Treasurer Gary Williams, and Jonathan Lisenby. Kristin Koronczok joined by phone at 6:45 pm. Jonathan Cluck joined by phone at 6:40 pm and then later arrived in person around 7:00 pm. Guests attending were Wes Pieper (with proxy from Bob Sousa), Geri Pieper (with a proxy from Irene White), Ken Nichols, Christine Graham, Buddy Preuss, Roy Elizondo, Nick Dicianni, Tom Jaster, Mary Jaster, Al Schmidt, Cheryl Deleranko, David Deleranko, Charlan Beal, Dana Krone, Cheryl Landman Manzo, Connie Clark, John Weir, Jim Roff, Mac & Maggie McWilliams, Rich Nichols, Allison Clark, and Irene White.
- II. GUEST SPEAKER** – Randy Schmidt of the Hill Country Weekly addressed the BOD.
- III. GUEST COMMENTS** –The guest comments began at 6:20 pm and completed at 6:40
- IV. APPROVAL OF MINUTES** - Beki Hutchison moved that the July 9, 2019 minutes be approved, Jonathan Lisenby seconded the motion. A vote was called, 7 members were in favor, Jonathan Cluck was not. Jonathan Cluck moved that the July 9, 2019 minutes are incorrect as presented, Beki Hutchison seconded. Following discussion, a vote was called requesting that the minutes include the addition of Director Clucks comments. 2 Directors voted in favor and 5 against. The minutes as presented for July 9, 2019 were approved without additions. Jonathan Lisenby then moved to approve the July 30, 2019 minutes as presented, Sara Federico seconded. The motion passed with all but Vice President Hutchison in favor. Hutchison abstained as she was not present at the July 30, 2019 meeting.
- V. DISCUSSION/CONSIDERATION ITEMS**
- A. Interview of Candidates for Board Vacancy – Buddy Preuss was present, Brad Leech and John McCune had informed the Business Operations Manager that due to previous obligations they could not attend the meeting. The BOD interviewed Buddy Preuss.
 - B. Discussion, consideration and vote to fill Board vacancy - Following the interview of Buddy Preuss and review of the resumes submitted by Mr. Leech and Mr. McCune, the BOD voted by paper ballot (Kristin Koronczok who was on the phone voted by text message to the Business Operations Manager). The BOD elected to appoint Buddy Preuss to fill the position vacated by Debra Grandjean.
 - C. Discussion and consideration concerning FORHA's Legal Policy – Secretary Chesworth moved that the policy as presented be accepted, Treasurer Williams seconded. Following a lengthy discussion Secretary Chesworth withdrew his motion. Jonathan Cluck then moved to table the policy for revisions and Jonathan Lisenby seconded. Following additional discussion, Jonathan Cluck withdrew his motion to table the policy. Secretary Chesworth then moved to adopt the policy presented after amending to change item I.(B) to “Must be authorized by the FORHA BOD President, after informing all BOD members”, adding item I (C) “Alternatively, the Board may authorize legal communication by a majority vote of a quorum of the BOD and item I (D) “Shall be emailed to the FORHA attorney by the FORHA office manager copying the requestor as well as the FORHA BOD President;”, Vice President Hutchison seconded and the motion passed with all in favor. The BOD also reviewed a Member Information Request Procedure. Vice President Hutchison moved to accept he procedure with changes to the first sentence adding the words “currently in existence” to follow documents and on item #2 after the word violation, adding “or enforcement action”, Secretary Chesworth seconded and the motion passed with all in favor of approving the amended procedure.
 - D. Discussion and consideration of FORHA Proxy Policy – Vice President Hutchison moved to approve the policy as presented, Treasurer Williams seconded, and the motion passed with all in favor of approving the Proxy Policy as presented.
 - E. Discussion and consideration to accept the Bylaws Review Committee's recommendations - Jonathan Lisenby moved to accept the recommendations of the Bylaws Review committee, to discharge the Bylaws Review Committee and to disseminate the recommendations to the membership, Johnathan Cluck

seconded, and the motion passed with all in favor except Kristin Koronczok who was no longer in attendance by phone.

- F. Discussion and consideration of timeline to present proposed Bylaws to Membership for vote – Jonathan Cluck moved to table items F and G until the September 3, 2019 meeting so that the BOD could meet and discuss and move the September 25 vote and allow the BOD to determine a new timeline for the membership vote, Jonathan Lisenby seconded and the motion passed with all in favor.
- G. Discussion and consideration of Board of Directors amendments to proposed Bylaws – see Item F above
- H. Discussion and consideration of 2020 Annual Assessment – Treasurer Williams recommended, based on the 5-year forecast to increase the annual assessment by \$5.00 from \$125.00 to \$130 for homeowners and by \$2.50 from \$72.50 to \$75.00 for lot owners for 2020. Jonathan Cluck moved to vote on Treasurer Williams' recommendation, Jonathan Lisenby seconded, 3 voted in favor of the increase and 5 voted against the increase, the motion did not pass.

VI. TREASURER'S REPORT – report was given by Gary Williams

VII. REPORTS

- A. Parks & Trails – Sara Federico updated the Board of Directors on the current project.
- B. Communications Committee – the Welcome Packet is being finalized, the TOPS One Conversion is being set for a October 1 or November 1 go live date and they are still waiting for the revisions to the map.

VIII. ADJOURNMENT

At 9:38 pm, Jonathan Lisenby moved, and Vice President Hutchison seconded, there being no further business, the meeting was adjourned.

Submitted by:



Frank Chesworth, Secretary

Prepared by:



Judy Bordman, Business Operations Manager