



# 2019

## ANNUAL MEETING

RESCHEDULED

THURSDAY, SEPTEMBER 17, 2020

7:00 P.M.

virtually via Zoom

All members of FORHA are encouraged to attend the Annual Meeting or submit the enclosed Ballot/Proxy.

A Quorum of members is required to conduct the meeting. A Quorum is obtained by: members who attend the meeting, who are represented by proxy, and who vote by electronic and absentee ballots.

Your participation is important! Read how to vote on the next page!

### Important Homeowners' Notice

#### Board Elections will Highlight Annual Meeting

The 2019 FORHA Annual Meeting of the Members, which has been postponed twice due to a lawsuit, has been rescheduled for **Thursday, September 17, 2020**. At this meeting, we will be electing three board directors to fill the expired terms of directors who had to vacate their positions on December 31, 2019.

At this time, there are six candidates who have been nominated for consideration for the three Board of Director seats to begin serving in 2020. Candidate profiles are included in this packet.

As a board-driven, membership organization, it is of great importance that our members take an active role in selecting the best candidates to lead our organization. Through your support of Director selections, you help set the course for the future of FORHA and its continued success.

Due to the continued need to maintain social distancing and for the protection of our members, FORHA will conduct this meeting virtually via Zoom.

If you are not able to attend this meeting, we encourage you to vote online or by absentee ballot. Voting will be made available during the meeting by either voting online through Election Buddy or by submitting your ballot via email to [hoa@forha.org](mailto:hoa@forha.org) or via facsimile to (210) 698-5421. To see all the methods of voting, please see the "How to Vote" page included in this mailing.

### 2019 Annual Meeting Agenda

- 🌀 Call to Order
- 🌀 Welcome & Introductions
- 🌀 Approval of Minutes
- 🌀 Proof of Notice
- 🌀 Proof of Quorum
- 🌀 Member Comments
- 🌀 Election Procedures
- 🌀 Election
- 🌀 Other Business
- 🌀 Adjournment

### 2019 Board of Directors

Carolyn Knopf, *President*  
Beki Hutchison, *Vice President*  
Frank Chesworth, *Secretary*  
Gary Williams, *Treasurer* \*  
Jonathan Cluck\*  
Sara Federico  
Kristen Koroncok  
Jonathan Lisenby \*  
Buddy Preuss

\* Term expired in 2019

## Fair Oaks Ranch Homeowners' Association

### 2019 FINAL RESCHEDULED ANNUAL MEETING NOTICE

Following an agreement by the parties involved in the current lawsuit, the 2019 FORHA Annual Meeting of Members to elect three new members to the 2020 FORHA Board of Directors has been rescheduled one final time for **Thursday, September 17, 2020, at 7:00 pm**. Due to the continued need to maintain social distancing and for the protection of our members FORHA will conduct this meeting virtually via Zoom.

#### **Why is this meeting just now taking place?**

This annual meeting was scheduled last November and in August of 2020 but had to be postponed due to a lawsuit filed by a group of homeowners contesting the 5<sup>th</sup> Amended Bylaws. The lawsuit is still active, but both parties were able to reach an agreement to conduct the rescheduled annual meeting.

#### **I haven't voted yet. How do I vote?**

Voting for the 2020 Board of Directors has started over. Please see the 2019 Annual Meeting of the Members Notice included in this mailing for instructions and methods of voting. It is very important that your voice be heard, and you have the opportunity to cast your own ballot. Should you have any questions or need any assistance, please call the FORHA Office at (210) 698-2225 and we will be happy to assist you.

#### **But I already voted. Will my vote still count?**

If you already voted for the three Board Members since the election opened on 11/01/2019, unfortunately your vote will not count. As part of the agreement in the lawsuit, it was decided that due to the change in candidates running for the positions, it would be fairer to begin the voting all over again. All votes previously cast for the 2019 Annual Meeting of Members election for the 2020 Board of Directors are now null and void.

#### **Who's running for the Board?**

There are currently six members running for the three open Board of Director positions.

Currently running are:

Allison Clark  
Stephen May

Peter Drew  
Chesley Muenchow

Rene Gallegos  
Ryan Schnoke

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**Please let us know if we can assist in any way.**

Fair Oaks Ranch Homeowners Association  
7286 Dietz Elkhorn, Fair Oaks Ranch, TX 78015  
210-698-2225/[judy@forha.org](mailto:judy@forha.org)

# HOW TO VOTE



**BALLOT:** You may cast your vote during the Annual Meeting on September 17, 2020 by dropping off the paper ballot, which is included in this packet, into the locked box outside of the FORHA Office at 7286 Dietz Elkhorn, Fair Oaks Ranch, TX, emailing it to [hoa@forha.org](mailto:hoa@forha.org) or faxing it to (210) 698-5421 during the meeting up until voting is closed by the FORHA Board of Directors when the 2019 Annual Meeting of Members is adjourned.



**ONLINE:** You may vote electronically by going to the FORHA website, [forha.org](http://forha.org), and clicking on the red "Vote Here" circle. Note: You will need an Access Key as identification to cast this ballot. This number can be found on the address label part of this packet or you can call the FORHA office in advance of the September 17, 2020 meeting to obtain it. Online voting will be closed by the FORHA Board of Directors when the 2019 Annual Meeting of Members is adjourned.

## WHERE TO FIND YOUR ACCESS KEY

Look on the backside of this page to find your Access Key located near your name and address, as shown in the example to the right.

## EXAMPLE



\*\*\*\*AUTO\*\*ALL FOR AADC 780

RESIDENT NAME

123 ANYWHERE STREET

FAIR OAKS RANCH TX 78015

Access Key



**ABSENTEE:** You may vote absentee by using the Ballot form in this packet. A Ballot form is also available on our website, [forha.org](http://forha.org), for your convenience. Vote, sign, & date the form and return it to the FORHA Office at 7286 Dietz Elkhorn, Fair Oaks Ranch, TX, 78015 by US Mail, email ([hoa@forha.org](mailto:hoa@forha.org)), fax (210) 698-5421, or in person by placing it in the locked box outside of the FORHA office. This ballot must be received by 7:00 pm on Tuesday, September 17, 2020.



**PROXY:** You may vote by Proxy by completing the enclosed Proxy form and giving it to your designated proxy. A Proxy form is included in this packet and on our website for your convenience. If you have any questions or need any assistance, please call the FORHA Office at 210-698-2225 and our staff will be happy to assist you.



**RESULTS:** Counting of ballots and verification will be completed by **FRIDAY, SEPTEMBER 18, 2020**, and results will be posted on the FORHA website, [www.forha.org](http://www.forha.org) and sent out via email. Please ensure your email is up to date with FORHA. If you have not been receiving emails from us, please call and let us know so you can be added to our database.

**FORHA**  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015

**Phone:** (210) 698-2225  
**FAX:** (210) 698-5421  
**Email:** [hoa@forha.org](mailto:hoa@forha.org)

# 2020 DIRECTOR CANDIDATES

## ALLISON CLARK

Allison P. Clark III, Colonel, U.S. Army, Medical Service Corps (Retired). My wife, Janet and I moved to Fair Oaks Ranch in 2008. I retired in 2011 after more than 33-years active duty. My degrees are in political science and health care administration. I served primarily in human resources for the Army Medical Department in between operational deployments to Somalia, Bosnia, Kosovo, and Iraq. I held assignments as commander at company, battalion, and brigade-level with responsibility for thousands of Soldiers and multi-million dollar budgets. In my final assignment, I served as senior military human resources officer at Headquarters, U.S. Army Medical Command, Fort Sam Houston responsible for Army-wide deployment policy of medical personnel and the deployment of Army medical personnel worldwide. I am 66-years of age. My wife and I have five grown children, and five grandchildren. I am generally a fiscal conservative believing in responsible and prudent use of resources. I want to maintain and nurture the country feel of Fair Oaks Ranch that led us to retire here years ago. As Fair Oaks Ranch continues to grow with changing demographics, I want to help guide proper planning for the future, while representing all demographics and areas of our community.

## PETER DREW

Peter Drew is seeking to be elected to the FORHA board of directors for his first term. Peter has many years of leadership experience. He has served as a board Member for SA Moves, a nonprofit benefitting those stricken with Parkinson's with his most recent position being Chief Financial officer.

Peter holds both an MBA and a BSN. He is a proven leader operator with over 25 years of experience in a multitude of settings, including hospital and multi-facility healthcare management, with a lead role of mentoring and onboarding of new corporate executives. He is currently the CEO at a Specialty Hospital located in San Antonio. Under Peter's direction he has been able to not only grow and expand the services offered, but increase patient and employee satisfaction in the process.

Peter and his family are 10-year residents of Fair Oaks Ranch. He is proud to call Fair Oaks Ranch home and loves the friendly feel of the community. His passions include most outdoor activities and spending time with his family. Peter believes in listening with an open mind and only makes a decision once all parties are heard, weighing the benefits of all to ensure the best outcomes.

## RENE GALLEGOS

Rene Gallegos is seeking his first term on the FORHA Board. He has extensive community leadership and service. Rene previously served on the Deer Meadows Estate HOA and has served on the Board of the Leon Springs Fire Department for the past 4 years, which services Fair Oaks Ranch.

Rene was born and raised in San Antonio, Texas, and served in the United States Air Force for 10 years as a Firefighter. For the past 6-years, he and his family have lived in Deer Meadow Estates and remain actively involved with many aspects of the Fair Oaks Ranch community and Boerne Independent School District where their children attend. Rene, his wife Nicole, and their three children, Ella Gallegos, Aviana Gallegos, and Rene Gallegos Jr appreciate living in Fair Oaks Ranch and cannot think of a better place to raise their family, along with their four-legged family members.

As for business and leadership expertise, Rene has been in the Pharmaceutical and Medical device industry for 20 years, and 12 of those 20 years, he is the VP and founder of his own company, Helas, Inc., a clinical research consulting company he and his wife, Nicole, own. He is also the proud owner of a bed and breakfast in Fredericksburg, Texas.

As an accomplished leader in the community and business, he has been blessed to manage all from his home office in Fair Oaks Ranch. Rene is a UTSA alumni where he graduated with his bachelor's degree. He continues to give back to UTSA in supporting the athletic booster club, and volunteers with a mentoring organization supporting entrepreneurs and students called San Antonio Tech Boosters.

# 2020 DIRECTOR CANDIDATES

## STEPHEN MAY

My wife and I have been living here in Fair Oaks Ranch for over 10 years, we were joined by my mother in law, Linda Collins, in 2014. I have served on the FORHA Unit D4 & E restrictions committee for almost 9 years. We all enjoy living in Fair Oaks Ranch.

I am a retired Air Force Chief Master Sergeant, retiring in 2001 after 21 years of service. (My wife is a retired Air Force Senior Master Sergeant.) During my career I was fortunate enough to work with some terrific people and together we designed new network strategies that allowed for centralization of network services, keeping many support personnel out of combat zones.

After retirement from the Air Force, I began working as a contractor for a major network information technology firm supporting the DoD medical systems and its networks. Though rewarding, after 12 years, I retired for good. Now you can find my wife and I playing golf almost every day or working on our home.

I would like to join the board to help enhance the lives of those living on the ranch. I am keen on communication and working together to solve issues. I have seen many positive changes over the years on the ranch and of course, much growth. I believe we can work together to make our lives even better.

## CHESLEY MUENCHOW

Chesley is seeking to be elected to the FORHA board of directors for her first term. Before moving to Fair Oaks Ranch, she served 8 years on her previous neighborhood board. She was elected President two separate terms, and served as secretary, vice president, and treasurer as well. In her tenure as a board member, she worked with her neighbors to mutually solve many issues that arose in their small community. She also organized the first ever National Night Out celebration in their neighborhood and continued the tradition until they left. Bringing together neighbors is something very important to her and will be a goal if elected. Chesley has extensive financial management experience and believes her business acumen as an HOA treasurer will serve the Association well.

Chesley holds an MBA with a concentration in Entrepreneurial studies from Texas State University and holds a Bachelor of Business Administration from St. Mary's University. She owns a small embroidery business that has been in operation since 2012 and works part time as an accountant. Her passions include being a wife and mom first, her community, animals, and jeeping.

A 1.5-year resident of Fair Oaks Ranch, Chesley and her husband Eric live off Rolling Acres. They have 3 kids Abbey (13), Carson (11), Landon (10). As a family, they enjoy walks in our parks, hiking, camping, and many other outdoor activities. They also have 3 dogs, 3 chickens, 2 cats, and 4 goats they consider family.

## RYAN SCHNOKE

Ryan Schnoke would like to be considered for a FORHA Board member position. He has lived at 8811 Gate Forest for almost 4 years.

Previously Ryan lived in the Crownridge neighborhood, where he was a member of the Crownridge of Texas Owners Association board of directors for 5 years, the final 3 years as board President. He is very familiar with HOA board duties and responsibilities. He believes he has a firm understanding of governing documentation, enforcement, and collections. He is also a firm believer in a board members fiduciary commitment and responsibility to the community that they serve. In his experience, many choose to serve on HOA board to promote their own interests and desires rather than to carry out this fiduciary duty.

During his time on the Crownridge board, they completed several major projects in the neighborhood, including conversion of 3 miles of wooden fence to rock, updating and improvement of many main road islands, HOA sprinkler system renewal, mailbox replacement and implementation of parking restrictions in certain unsafe areas. He worked for and against several zoning change issues, and successfully worked to keep undesirable retail/commercial establishments out of Crownridge.

He says he found success in his role as board President by operating as transparently as possible. This included having open HOA meetings to talk about any "controversial" issues in the neighborhood, and making third parties available for discussion with the full HOA as needed. He developed a productive relationship with the San Antonio City Councilman's office and was able to get their assistance when needed. Additionally, he feels he listened to HOA members and put the wants and needs of the community above his personal positions.

If he were to be elected to the FORHA board, he states that she would serve in this same manner. He would encourage dialog with all community members and make decisions based on the input that he receives. Thank you for your consideration.

TO THE MEMBERS OF THE FAIR OAKS RANCH HOMEOWNERS ASSOCIATION FROM FORHA LEGAL COUNSEL:

We realize that without doubt it is becoming increasingly wearisome for many in the Fair Oaks Ranch community to deal with and to try to digest the back-and-forth exchanges between a group of homeowners informally represented by Mr. John Weir and Ms. Irene White, and your FORHA Board of Directors (Mr. Weir and Ms. White are the individuals who brought the lawsuit currently pending against FORHA, and who now refer to their organization as the Past Presidents' Preservation Project, or "P4"). However, the Board felt that it is necessary to send this to you because it is important to counter the incomplete and often misleading statements that have been made, with truthful and accurate information. This is being sent in response to the latest written communication, entitled "The Path to the Creation of P4", put forth by Mr. Weir and Ms. White on August 13, 2020.

The group claims to trace its formation back to a series of Board decisions since 2018 "that included a \$4 million parks improvement plan" (the actual five-year cost forecast for parks & trails improvement is \$958,000), "a doubling of the annual assessments" (no such increase on anything approaching that scale was ever approved or implemented), and "the rejection of 658 FORHA Member proxy signatures to establish an independent, comprehensive Bylaws Review Committee" (there were no proxies "rejected" in connection with the vote on the motion to establish a Bylaws Review Committee ("BRC"), because no such vote was taken on that motion, because only the Board may create committees to assist it in managing the affairs of FORHA, and in fact the Board did create a BRC). The BRC was formed, as its name implies, to undertake a comprehensive review of the FORHA Bylaws and to make recommendations and provide input to the Board – which it did. The BRC was *not* formed, and could not legally have been formed, to take over any aspect of the governance of FORHA (and this includes the Board's duty to act in the best interests of the members of FORHA by proposing Amendments to the Bylaws aimed at the reasonable, just, and effective management of FORHA). In other words, the BRC was answerable to the Board; the Board was and is answerable to the Membership.

The group further suggests that the position of chairman of the BRC was intended to have carried with it a vote regarding committee matters; this was not the case. The group states that the Board delayed the process of naming and appointing the members of the BRC; in fact the Board and the group had agreed that the committee members would be "representatives of the community", and while several neutral members of the community presented themselves for consideration, all were summarily rejected by the group. As it happened, the only representatives approved by the past presidents *were members who had signed the group's petition* (that being less than 20% of FORHA's membership) – and all eventually resigned from the BRC.

Later the group prepared an "alternative" version of the original proposed Fifth Amended Bylaws (the original proposed Fifth Amended Bylaws are the ones which you, the membership of FORHA, overwhelmingly voted into place at the October 16, 2019 special called meeting of the membership). The group complains that its "spokesman" was not permitted at the meeting to introduce this alternative version of the Bylaws – but omits to mention that he could not properly have been permitted to do so since the only noticed purpose of this special meeting was to vote on the official proposed Fifth Amended Bylaws. (It might further be noted that, although the group complains that the Fifth Amended Bylaws prescribe a particular proxy form for use by the Membership, the alternative bylaws prepared by the group likewise included a particular proxy form – this in addition to other discrepancies between the alternative bylaws and Mr. Weir's and Ms. White's complaints against FORHA in the pending lawsuit.)

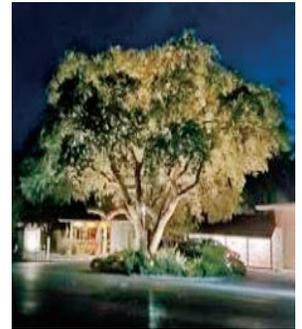
But it is particularly important that there be a clear understanding of the progress and status of that lawsuit. This has already been addressed in large part in the communication which the Board put forth on Friday, August 14. Specifically, however, the membership should understand that neither of the two judges who have considered this case thus far – either at the initial temporary restraining order hearing last November, or at the temporary injunction hearing last month – ever entered an order prohibiting FORHA from doing anything relating to the lawsuit, nor has either judge entered any findings for or against any party. In fact, at the last hearing the parties announced an agreement on the record which involved a rescheduling and re-notice of the 2019 meeting, the use of a proxy form for the meeting substantially similar to that which the Fifth Amended Bylaws had prescribed in the first instance, and the filing of a bond by the Plaintiffs for the protection of FORHA if it is ultimately determined at a later phase of the lawsuit that the complaint against FORHA lacks merit – all without either side having been ordered to do anything by either judge.

P4 states that it is trying to bring "new conservative perspectives" to the Board. That is its prerogative, as it is the prerogative of all members to support and to vote for Board members who share their vision for the future direction of FORHA. Bear in mind, however, that the Board – unlike P4 – is created by law to serve the interests of the entirety of FORHA's Membership, those who agree with its policies and those who do not. It represents no particular faction, and it serves no particular set of like-minded individuals. If you are a homeowner within the Fair Oaks Ranch subdivision, then you are our constituent – and we look forward to continuing to serve your interests to the best of our ability.

# FORHA Updates

## A New Look for the Peace Tree

FORHA was recently made aware that the “Christmas Lights” on the Peace Tree were acting as a tourniquet and choking the tree. In an effort to save the life of the tree and preserve our symbol of peace for our community, FORHA has had LED lighting installed in and around the tree that is safe to the tree and allows us to show it off and to light it up as a message of peace for our community, our country and our world. For the last few months, the tree has been aglow as a reminder of the hope and resiliency of a community during the COVID-19 pandemic. The tree, though only a symbol, represents the actions of a community.



## Directories are in!



The 2020-21 FORHA Directories are in! Although the FORHA Office is closed to the public, we are opening daily from 11:00am to 1:00 pm for members to come by and pick up their directory. Only one directory will be allowed per household. If you cannot come by to pick up the directory during those hours, please call and we will make after 5:00 appointments or arrange to have a directory delivered to you. Call the Office at (210) 698-2225 for more information.

## Shred Day: Postponed Indefinitely

Unfortunately due to COVID-19, social distancing and for the safety of our members and employees, the FORHA Board of Directors has decided to postpone the currently scheduled October 10, 2020 Shred Day until such time as the pandemic situation improves and it will no longer be a health risk to our members to volunteer for this event. We will notify everyone once we are able to safely reschedule Shred Day.



Fair Oaks Ranch HOA

7286 Dietz Elkhorn

Fair Oaks Ranch, TX 78015



**Ballot & Important Notices**  
**Enclosed!**

PSRFD STD  
U.S. POSTAGE  
PAID  
SAN ANTONIO, TX  
PERMIT NO. 1675