

Fair Oaks Ranch Homeowners' Association, Inc.
2018 Annual General Membership Meeting
November 13, 2018, 7:00 p.m.
Cibolo Creek Community Church

CALL TO ORDER:

President Carolyn Knopf called the meeting to order at 7:12 p.m. FORHA Directors Debra Grandjean, Frank Chesworth, Tom Jaster, Beki Hutchison, Ken Nichols, Mike Saletta and Kristen Koronczok were present. Director Jonathan Cluck was not present. FORHA Attorney Peter Kilpatrick was also in attendance.

INTRODUCTIONS:

President Knopf opened meeting recognizing and thanking several people, including Cibolo Creek Community Church for hosting the meeting. Recognized Mayor Manitzas and city council members, office manager Jennifer Dubois and assistant manager Robin Brauer. Recognize Veterans Day and asked audience to stand and thank veterans.

Carolyn Knopf made a statement that touched on the themes of change and the Board and community collectively dealing with difficult issues. The work of the Board and concerned citizens in the community are all being done with good intentions. Acknowledged the Board is continuing to strive to improve communications. Implored the community and Board treat each other with respect and kindness. Pledged that the Board will continue the listening process and maintain an open-door policy.

APPROVAL OF MINUTES:

There were no additions or corrections to the minutes. Carolyn Knopf made a motion to approve the minutes from 2019. The motion carried with no objection and the minutes of the 2017 Annual Meeting were approved as written.

PROOF OF NOTICE AND PROOF OF QUORUM:

Proof of notice and proof of quorum were confirmed.

ELECTION PROCEDURES:

Peter Kilpatrick is the designated Parliamentarian for the meeting. Members were asked to move to the microphone for their comments. The Board is aware there is a petition pending for dues and By-Laws discussion and it will be discussed under the New Business portion of agenda.

Point of Information: Carolyn announced that the Board had reviewed and tentatively accepted the proposals at last Tuesday's regular Board meeting that were to be introduced at tonight's meeting. The By-Laws Committee will be a body that is not a deciding body, but is empowered to make recommendations to the Board to update the By- Laws.

PRESIDENT & FINANCIAL REPORTS:

Communications: Carolyn Knopf updated plans for increasing FORHA footprint on Facebook, Instagram, and Next Door. Encouraged members to attend meetings. Please keep emails updated. Website transitioned to a new provider. Will be simpler and have a mobile app. Has been tested successfully.

Volunteerism: Thanks for over 100 volunteers that saved over \$50,000 on various projects and initiatives. Still looking for more volunteers to sign up tonight or on FORHA website.

Parks & Trails: Debra Grandjean reviewed the 11-year Master Plan. The plan is on the FORHA website. It will evolve as future budgets allow and Boards review. The 2018 plan includes Vestal Park drainage and beautification and playground equipment.

Financials: Tom Jaster announced the audit was completed in March for 2017 and is available for review. The auditors provided a Qualified Opinion of our financial strength. The report is on the website and is inclusive of the Budget review, revenue, expenditures, and reserves.

He further stated, we are coming in under budget for 2018 with adequate reserves to ensure operations. Assessments are our primary source of revenue. Transfer fees and resale certificates are variable year to year and depend upon the sale of properties in Fair Oaks Ranch. The Five-year forecast is the primary driver of the need for an increase in dues for 2019. Dues have not been increased since 2014 at which time they were \$75 and \$47.50. Costs have increased at approximately \$44 per member since that time. Jaster recommended a dues increase for normalization and inflation. A \$50 increase is needed per the Treasurer and would allow for \$34 for operations catch up and parks improvements. A detail of expenditures, operating expenses, insurance, office, and projects is on the website.

CANDIDATE INTRODUCTIONS:

Carolyn introduced the 2019 Board Nominees. The candidates to fill the 3 open positions are Sara Federico, Carolyn Knopf, Kristen Koronzok, and Richard Morris.

The Nomination Committee was Tom Jaster (Chair), Michelle Bliss, Al McDavid and Gary Williams. The 2019 Committee is Beki Hutchison, (Chair), David Warrick, Nicole Gallegos, and Debbie Stevens.

President Knopf made a call for additional nominations. With none submitted, the slate was declared closed. Ballot counting begins tomorrow. Results to be posted Friday, November 16th.

MEMBER COMMENTS: Members who spoke are Jim Roff, Cheryl Newman, Charlan Beal, Al Schmidt, Grace Ramsey, Sarah Falcmayr, Chuck Warrick, and Roy Elizondo. (Minutes may not accurately reflect spelling of the names)

President Knopf called for a break at 8:19 pm.

Meeting reconvened at 9:01 pm

Quorum of 1161 was confirmed.

NEW BUSINESS:

Motion #1: Per the agenda, Motion #1 was read to the public. Cheryl Landman seconded the motion. Discussion followed. A second motion was introduced by Jim Havard to remove the language, "and or annual budget". Upon further discussion Mr. Havard rescinded his motion. A Call for Vote on the original motion was made. The motion passed by virtue of 658 proxies on hand which exceeded the 581 needed for a majority. Peter Kilpatrick recommended a vote to waive the further administration of the ballot due to the current vote count. Al Schmidt moved and Patrick Corbin seconded. A show of hands indicated this clearly passes. The Board of Directors is to incorporate the amendment as written.

Motion #2: Upon open discussion with the public, the Board of Directors and FORHA counsel, Peter Kilpatrick, a vote was not held on this motion. The Board agreed to move forward with a Bylaws Review Committee per the prior week's regular monthly Board Meeting. Discussion centered around the Board needing to sanction the Committee for insurance and oversight reasons. Attorney Kilpatrick indicated

that if the motion passes as written then the Committee would likely not have access to counsel input or insurance protection. Intent is to have a FORHA sanctioned committee. No vote was held.

ANNOUNCEMENTS: Updates were provided on the Peace Tree, Visit with Santa, and Shred Day. The Final 2018 Board Meeting is scheduled for December 4, 2018.

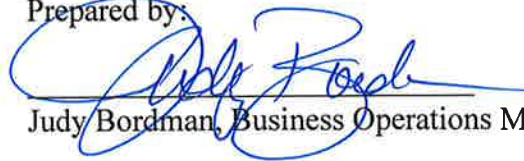
There being no further business, Ken Nichols made a motion to adjourn the meeting, Tom Jaster seconded the motion, the motion carries, and the meeting was adjourned.

Submitted by:



Frank Chesworth, Secretary

Prepared by:



Judy Bordman, Business Operations Manager