

Oak Forest Property Owners Association Board of Directors Meeting, November 1, 2008

Members Present: David Cowan, Paul Gravett, Nelson Smith, William McFerren, Jr. and Rick Patty

Members Absent: Noel Rodriguez

Guests Present: Clover Clemmons, Susan Patty

The Meeting was held at 200 Mourning Dove Lane, and began at 8 AM. Since Paul Gravett was the only returning board member, he opened the meeting. The first order of business was the election of officers for the coming year.

Officers for the coming year are:

Rick Patty, President, nominated by Dave Cowan and seconded by Paul Gravett

Dave Cowan, Vice President, nominated by Nelson Smith and seconded by Paul Gravett

Treasurer, Paul Gravett, nominated by Nelson Smith and seconded by William McFerren

Secretary, Nelson Smith, nominated by Paul Gravett, seconded by Dave Cowan

Sign Maintenance, William McFerren, nominated by Rick Patty and seconded by Paul Gravett

There was discussion about Property Owners Association (POA) Board members also serving on the Water Corporation Board. There was not a clear understanding and Dave Cowan will check with the Water Corporation Board to see if their by-laws address the issue. The POA board does not have an objection to overlapping board membership and the POA by-laws do not prohibit the overlap.

The committee structure was discussed. It was decided that each committee will be the responsibility of a board member. That does not mean that the board member has to be a member of the committee.

The committees will be the following:

Newsletter, board responsibility Nelson Smith

Architectural and Construction, Rick Patty

Covenants and Restrictions, Dave Cowan

In addition to these formal committees of the board, Susan Patty will be responsible for the Christmas lights presentation and contest and also the common areas and roads. The board will be responsible for the National Night Out and annual POA meeting.

_____ will be responsible for a one or two page document welcoming new neighbors. This will be sent to all new property owners when their POA Certificate is sent.

The Broadway Bank resolution was passed dealing with signers on the bank accounts. The accounts will require one signature and the authorized signatories are the President, Treasurer and Vice President.

Paul Gravett will investigate moving money out of the checking account into an interest bearing account. He will check on interest rates and also check with the Water Corporation Board to see when they might need funds for the proposed drilling of a new water well. Since new funds will be coming from annual dues it was suggested that the interest bearing account be split approximately into two accounts so that there will be funds maturing about every six months. Phil Suitt will be invited to the next POA board meeting to give the board an update on the drilling of the second water well.

Clover discussed the ruling by the Texas Water Commission regarding a new subdivision to be built just west of Ruby Ranch. This authorization could have great negative impact on our well. Clover and Dave are going to attend the Water Corporation board meeting to alert them of the potential problem.

Paul presented the Treasurer's report, a copy of which is attached. The account receivables are past due association dues. No one is more than two years delinquent in paying their dues

The board agreed that as an operational guideline that in the future for a board meeting to last longer than one hour will take a vote of two-thirds of those members present.

The next meeting of the board will be December 6, 2008, the first Saturday of the month at 310 Woodland Oaks Trail.

There being no further business the meeting was adjourned.

Nelson Smith, Secretary