

Meeting Agenda
Fair Oaks Ranch Homeowners' Association
December 8, 2020, 7:00 p.m.
Virtual Meeting Via Zoom Meeting (Details Below)

I. CALL TO ORDER

II. GUEST COMMENTS

Guests are asked to please make sure their name is posted correctly so that they are properly identified upon entering the Zoom meeting. In accordance with Section 209.0051 of the Texas Property Code, the Board of Directors may not take action on any item that has not been posted on the agenda. Guest Comments should be limited to two minutes per Member.

III. APPROVAL OF MINUTES: November 10, 2020

IV. REPORTS

- A. President (*Carolyn Knopf*)
- B. Treasurer (*Chesley Muenchow*)
- C. Parks & Trails (*Sara Federico*)
- D. Communications (*Buddy Preuss*)

V. DISCUSSION/CONSIDERATION ITEMS

- A. Discussion and consideration of adding a page to the website with lawsuit updates.
- B. Discussion and consideration of the Cibolo Trails Business Case. (*Sara & Jonathan Lisenby*)
- C. Discussion and consideration of standing up a committee to oversee legal and governance issues. (*Chesley & Beki*)

VI. EXECUTIVE SESSION

The Board of Directors may hold a closed executive session pursuant to Section 209.0051 of the Texas Property Code to discuss contract negotiations, personnel issues and a legal matter.

VII. RECONVENE OPEN SESSION

Summary of actions or decisions, if any, taken by the Board in executive session

VIII. ANNOUNCEMENTS

- A. Directories are available at the FORHA Office. They will be available on a table outside of the office during normal business hours, so please come by and pick one up if you do not have one.
- B. December 24 & 25, 2020 – FORHA Office closed for Christmas Holiday
- C. December 31, 2020 – FORHA Office closed for New Year's Eve
- D. January 1, 2021 – FORHA Office closed for New Year's Day
- E. January 12, 2021 – FORHA Board Meeting via Zoom at 7:00 pm

IX. ADJOURNMENT

The Board of Directors reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Property Code Sec 209.0051.

Zoom Meeting Information

Topic: December FORHA Board of Directors Meeting

Time: December 8, 2020 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84412341096?pwd=eHUyYnNURXU4enJJdElZdXFBQXQ3UT09>

Meeting ID: 844 1234 1096

Passcode: 913491

Phone in#: +1 346 248 7799

Meeting ID: 844 1234 1096

Passcode: 913491

Fair Oaks Ranch Homeowners' Association, Inc.

Monthly Revenue Analysis

(as of November 30, 2020)

MEMBER ASSESSMENTS

Month Ending (YTD)	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
2020												
Assessments	460,859	460,746	460,411	460,411	460,018	459,757	459,756	459,886	459,833	460,315	460,315	
Fees	-120	-168	-168	9,514	13,522	13,146	14,921	13,920	11,390	9,959	9,959	
Outstanding	310,033	149,081	88,987	82,370	58,204	48,433	36,131	29,341	30,429	25,911	23,925	
% Collected YTD	38.33%	72.98%	85.94%	87.63%	92.76%	94.81%	96.97%	98.30%	97.65%	98.61%	98.62%	
<i>*Due to TOPS Conversion, 2020 Statements did not go out until January 15, 2020</i>												
Carry-over from prev. yrs	25,899	24,653	24,259	24,259	23,940	23,906	21,742	21,271	19,363	19,363	17,456	
2019												
Assessments	433,308	433,308	433,308	433,308	433,308	433,308	433,308	433,308	433,308	433,308	433,308	433,308
Fees	0	0	4,284	6,588	8,340	9,996	12,665	12,665	12,665	12,665	12,665	12,665
Outstanding	137,987	94,787	49,056	38,452	32,362	29,218	23,043	20,355	18,442	17,409	16,180	13,235
% Collected YTD	72.94%	82.93%	93.38%	95.49%	95.92%	96.18%	97.50%	98.00%	98.41%	98.64%	98.91%	99.57%
Carry-over from prev. yrs	20,742	20,805	20,081	18,592	14,354	12,295	11,873	11,449	11,337	11,337	11,337	11,337
# of Credit Card Payments	197	49	31	10	5	5	7	5	1	0	0	0
2018												
Assessments	253,810	256,945	256,945	259,035	259,035	259,035	259,035	259,035	259,035	258,435	258,435	258,435
Fees	0	4,909	6,626	7,970	8,246	9,825	10,701	11,336	16,248	16,248	16,236	16,236
Outstanding	66,046	45,501	29,577	27,669	25,460	24,244	19,695	18,263	22,374	20,976	20,346	20,184
% Collected YTD	78.51%	86.67%	92.63%	93.28%	94.11%	94.57%	96.03%	96.53%	95.10%	95.60%	95.78%	95.83%
Carry-over from prev. yrs	11,493	10,589	10,161	9,729	9,717	9,643	8,994	8,892	8,892	8,892	8,742	8,742
Annual History (YE)	2019	2018	2017	2016	2015	2014	2013					
Assessments / Fees	445,973	274,671	274,671	240,388	226,886	223,230	145,704					
Outstanding	13,235	20,184	7,528	4,290	3,436	4,185	2,624					
% Collected	99.57%	95.83%	97.26%	98.22%	98.49%	98.13%	98.20%					
Carry-over from prev. yrs	11,337	8,742	5,668	3,990	3,342	2,422	5,967					
Memo	2019	2018	2017	2016	2015	2014	2013					
Number of Homes (YE)	3,333	3,218	3,121	2,992	2,839	2,694	2,569					
Number of Lots (YE)	375	434	412	397	480	461	585					
Total	3,708	3,652	3,533	3,389	3,319	3,155	3,154					

Fair Oaks Ranch Homeowners' Association, Inc.
Monthly Revenue Analysis
 (as of November 30, 2020)

TRANSFER FEES

Month Ending	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
2020													
FORHA Only	32	0	39	11	25	40	42	52	55	32	130		458
Unit HOA / FORHA	3	0	4	5	2	7	9	5	4	2	12		53
Revenue	\$7,285	\$0	\$8,200	\$3,450	\$5,500	\$9,750	\$10,650	\$12,650	\$11,925	\$6,900	\$28,685		\$104,995
2019													
FORHA Only	25	26	21	27	23	21	30	34	20	22	15	15	279
Unit HOA / FORHA	4	7	4	10	4	2	6	5	1	1	2	2	48
Revenue	\$5,675	\$6,500	\$5,300	\$7,375	\$5,215	\$4,420	\$6,990	\$7,540	\$4,220	\$4,650	\$2,650	\$3,485	\$64,020
2018													
FORHA Only	34	32	23	37	24	31	46	38	32	31	18	12	358
Unit HOA / FORHA	5	1	5	3	9	1	4	3	3	2	1	2	39
Revenue	\$4,930	\$5,560	\$5,455	\$7,040	\$6,710	\$5,975	\$9,095	\$7,750	\$6,490	\$5,915	\$3,570	\$2,700	\$71,190
Annual History (YE)													
FORHA Only	279	358	329	352	333	332	265						
Unit HOA / FORHA	48	39	41	52	81	80	108						
Revenue	\$64,020	\$71,190	\$42,955	\$47,300	\$49,995	\$49,720	\$46,970						

Fair Oaks Ranch Homeowners' Association, Inc.
Monthly Revenue Analysis
 (as of November 30, 2020)

RESALE PACKET FEES

Month Ending	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
2020													
FORHA Only	16	24	19	13	31	35	37	45	22	45	32		319
Unit HOA / FORHA	2	2	7	7	11	6	8	6	4	3	4		60
Revenue	\$2,680	\$2,775	\$3,885	\$2,650	\$6,850	\$6,326	\$6,544	\$7,550	\$3,848	\$7,456	\$5,600		\$56,164
2019													
FORHA Only	7	17	15	16	14	30	26	24	17	25	33	15	239
Unit HOA / FORHA	3	3	7	8	2	4	6	1	2	2	3	4	45
Revenue	\$1,625	\$3,200	\$3,800	\$4,025	\$2,500	\$5,350	\$5,100	\$3,800	\$2,950	\$4,150	\$7,320	\$3,050	\$46,870
2018													
FORHA Only	8	8	12	19	18	25	24	15	13	13	11	5	171
Unit HOA / FORHA	3	2	3	4	5	0	6	3	2	1	0	2	31
Revenue	\$1,650	\$1,600	\$2,400	\$3,650	\$3,700	\$3,750	\$4,800	\$2,850	\$2,350	\$2,150	\$1,650	\$1,150	\$31,700
Annual History (YE)	2019	2018	2017	2016	2015	2014	2013						
FORHA Only	239	171	148	149	148	113	88						
Unit HOA / FORHA	45	31	39	27	53	40	56						
Revenue	\$46,870	\$31,700	\$20,650	\$18,950	\$22,760	\$17,300	\$17,200						

Fair Oaks Ranch Homeowners' Association, Inc.

Cash Forecast Year End

(as of November 30, 2020)

	2020 Budget	Adjustments	2020 Budget as Adjusted	YTD Actuals (11/30/20)	Est. Remaining (12/1/20 to 12/31/20)	YE Estimate (12/31/20)
Primary Revenue						
Assessments & Fees	451,321		451,321	477,951	(26,630)	451,321
Unit HOA Billing	12,000		12,000	10,916	1,084	12,000
Contributions *	-		-	3,000	(3,000)	-
Other	5,000	-	5,000	3,423	1,577	5,000
Total	468,321	-	468,321	495,290	(26,969)	468,321
Variable Revenue						
Resale Certificate Fees	30,000		30,000	56,164	(26,164)	30,000
Transfer Package Fees	86,000		86,000	104,995	(18,995)	86,000
Total	116,000	-	116,000	161,159	(45,159)	116,000
TOTAL SOURCES OF CASH	584,321	-	584,321	656,449	(72,128)	584,321
USES OF CASH						
Office - Labor	126,554		126,554	112,800	13,754	126,554
Office -Technology	31,190		31,190	30,085	1,105	31,190
Office-Other	35,578		35,578	34,862	716	35,578
Legal	50,000	(7,347)	42,653	26,755	15,898	42,653
Insurance	33,180	7,808	40,988	37,301	3,687	40,988
Community/Communications*	11,750		11,750	3,574	8,176	11,750
Parks and Trails Operations*	66,000		66,000	52,175	13,825	66,000
Corporate Income Tax & Prop Tax	3,329		3,329	4,724	(1,395)	3,329
Replacement Fund Contribution	21,000		21,000	-	21,000	21,000
Total Operations	378,581	461	379,042	302,275	76,767	379,042
Projects*	202,275	-	202,275	84,920	117,355	202,275
Total Uses of Cash	580,856	461	581,317	387,195	194,122	581,317
Net Change in Cash	3,465	(461)	3,004	269,253	(266,249)	3,004

* See Page 2 for Details

Cash Balance Projections

Cash / near cash current month end	447,731	Unrestricted Cash month end	380,270
Restrictive cash	67,461	Est. Remaining Change in Cash	(266,249)
Unrestricted cash	380,270	Cash YE Estimate	114,020
Restrictive cash beginning	67,461	Average daily operating cost	1,038
Contributions	0	Estimated Days Cash on Hand YE	110
Projected CD Interest income	1,200		
Restrictive cash ending	68,661		

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	2020 Budget	Adjustments	YTD Actuals (11/30/20)	Est. Remaining (12/1/20 to 12/31/20)	YE Estimate (12/31/20)
Community / Communications Programs					
Adopt-A-Highway	550		550	61	550
Meet the Candidates	500	(500)	-	-	-
Shred Day (contribution) *	3,000		3,000	-	3,000
Visit with Santa	600		600	600	600
Peace Tree	600	3,455	4,055	3,455	4,055
New Resident Welcome	1,000	(700)	300	58	300
Volunteer Appreciation	2,500		2,500	2,500	2,500
Other Community Events	3,000		3,000	3,000	3,000
Total Comm. Programs	11,750	2,255	14,005	3,574	14,005
Parks & Trails Programs					
Grounds Maintenance/Mowing	32,000		32,000	23,012	32,000
Feral Hog Trapping	-	2,100	2,100	2,100	2,100
P&T Maintenance	16,000		16,000	12,761	16,000
Trimming	11,000		11,000	11,000	11,000
Vestal Utilities	5,500		5,500	2,950	5,500
Irrigation Maintenance	1,500		1,500	352	1,500
Total Parks & Trails	66,000	2,100	68,100	52,175	68,100
PROJECTS					
Parks & Trails Projects					
Vestal Park Phase 1 & Phase 2	196,000		196,000	73,201	196,000
Total P&T Projects	196,000	-	196,000	73,201	196,000
Office Projects					
Directories/Maps	-	12,000	12,000	10,147	12,000
Office Equipment	6,275	-	6,275	1,572	6,275
Total Office Projects	6,275	12,000	18,275	11,719	18,275
TOTAL PROJECTS	202,275	12,000	214,275	84,920	214,275

*Unused Directory Budget carried forward

Fair Oaks Ranch Homeowners' Association, Inc.
Monthly Project Budget Detail Report
 (as of November 30, 2020)

	Budget	Adjustments *	Total Authorized	Actual to Date	Balance
Approved & Funded Projects *					
Total in Approved Projects	202,275	12,000	214,275	-	214,275
Projects Pending Scope & Cost Approval					
Architect and Engineer - Schematics				11,300	
Architect				9,850	
Construction				52,051	
Vestal Phase I & 2	196,000	-	196,000	73,201	122,799
Sub-total Parks & Trails	196,000	-	196,000	73,201	122,799
Office Equipment & Projects	6,275		6,275	1,572	4,703
Directories/Maps	-	12,000	12,000	10,147	1,853
Sub-total Office / Other	6,275	12,000	18,275	11,719	6,556
Total in Pending Projects	202,275	12,000	214,275	84,920	129,355
Total Project Costs	202,275	12,000	214,275	84,920	129,355

* see Monthly Spending Authorization Changes Report for details

