

Auburn Hills Swimming Facility Master Association (AHSFMA)

Board Meeting Minutes – March 9, 2015

Board Members Present:

Dan Withers – Vice President (Director at Large)

Sarah Funke – Treasurer (Director at Large)

Linda Flick – Secretary (Representative for Stoneleigh)

Sara Kepley – Director at Large (President of Legends/Meadows/Villages)

Debbie Travis – Director at Large (President of Fairways)

Bill McCalley – Director at Large (Representative for Ironwood)

Board Member Absent:

John Oborny – President

Guest Present:

Nancy Kelley - Enclave HOA representative for John Oborny

HOA Management Present:

Rodney Wright

Call to order at 6:30pm

Approval of Minutes:

- **Motion: To approve minutes from the January 17, 2015 board meeting. Vote: Approved unanimously. Resolve: Minutes are ready to be posted on website.**

Financial report given by Sarah Funke

- Cash assets are \$175,765.49 in checking, \$50,089.94 in savings, and the loan amount is 594,568.42
- Previous homeowner and new owner paid dues resulting in double payment (\$356.00 will be returned).
- \$12.00 fee paid to the Office of Deeds for each CONSENT TO AND ADOPTION OF COVENANTS registered.
- Reviewed unpaid report: (51 members with full dues and 47 members on the payment plan reported unpaid).
- Reviewed late fee/collection policy.
- A letter was sent to a homeowner in response to the owner stating they will not pay dues.
- Reported: 46 lots for sale in the Meadows, 7 lots in the Legends, and 3 in the Villages.
- Exempt Lot owners may become members if they meet the following criteria:
 - Lot must be part of the areas shown in Exhibit “A” of Document #28645580
SECOND AMENDMENT TO DECLARATION FOR MASTER ASSOCIATION

REGARDING CERTAIN AUBURN HILLS SWIMMING FACILITIES AND ANNEXATION OF ADDITIONAL LAND. Qualifying lots are listed in the shaded areas; description "A"- "H", along with the unshaded lots on Nineiron Street and Valley Hi Road in Ironwood and Villages HOA (**see Exhibit "A" attached to these minutes**) and submitted to HOA Management.

- Signed and notarized CONSENT TO AND ADOPTION OF COVENANTS and returned to the HOA Management Office at 900 N. Tyler Rd., Ste 7, Wichita, Ks 67212 (**see form attached to these minutes**)
- Initiation fee and current year's dues paid.
- Sarah reviewed and distributed a copy of AHSFMA pool history.

HOA Management report given by Rodney Wright

- Routine reports distributed to the board members. No comments of any issue.
- Pool keys will be inputted for each member in good standing from the Enclave pool lock control box allowing automatic connect with the other three facilities.

Business

- Rodney submitted a bid from the company Pave the Way to restripe the handicapped stalls at all four facilities parking lots. Tabled until the fall board meeting.
- **Motion: To approve proposal 101 from Green Ridge Landscaping to spray three (3) evergreen trees for bagworms in June at the Legends Clubhouse parking lot, east of the side of pool for \$54.64 and add the pine bushes around the Legends Clubhouse parking lot, not to exceed \$100.00 total. Vote: Approved Unanimously. Resolve: HOA Management will hire Green Ridge to spray the evergreen trees for bagworms.**
- Sara reviewed the "Shared Well Water License Agreement" between the 13th – 16th HOA and Pool AHSFMA. The only change to the Agreement was language usage on page 3 #6, instead of using the word(s) Utility it would be change to Shared Well Usage Fee.
 - A history titled, "Shared Well between the AHSFMA and 13th - 16th HOA (multiple reserve areas in the 15th addition)" from 8/8/ 2011 to 8/15/2012. History including payments from 2012 to 2014.
 - Two points are as follows from the history:
 - 2012 - three year Shared Well Agreement with AHSFMA for \$500.00 in full each year plus pay ½ of all maintenance and could be terminated after 2 years.
 - Renegotiations Shared Well Agreement to begin immediately.
 - Exhibit B showing the areas being watered during season.
- **Motion: To offer a 3 year contract (2016-2018) for service usage with a fee of \$750.00 per year effective date of January 1st. Vote: Approved (6 yes 1 abstain). Resolve: Sara to present terms to the HOA board. Note: Balance due for 2015.**
- Sarah submitted to the board:
 - History of the Pond and Fountain behind the Legend's Clubhouse from 2/28/2004 to January 2015.

- **Fountain:**
 - A lengthy discussion of the members' request from the annual meeting with possible solutions and details of financial constraints facing the association.
 - 2 bids were reviewed - one for a new fountain and one for repairing the old and installation.
 - Reviewed Article II, 2.3 Board of Directors rights as stated in the Declaration for the Master Association, "All actions of the Master Association shall be taken on its behalf by the Board, or committees established thereunder, except for when a vote of the Members is specifically required by this Declaration, the Articles of Incorporation or the Bylaws".
- **Motion: Request for the fountain was denied at this time. Vote: Approved (6 yes 1 abstain). Resolve: The board will reconsider fountain issue at the board meeting for 2016 budget.**
- Rodney submitted a bid from American Family Mutual Insurance. Sara talked about her findings. Tabled until the May meeting so more information can be collected. At present the association is covered by State Farm.
- Fairways pool property is on city water, due to cost, a well is budgeted to be installed.
- **Motion: Accept bid dated February 17, 2015 and hire Chase Drilling for \$3175.00 to install well (well site to be determined) on the Fairways pool property. Vote: Approved unanimously. Resolve: After reviewing three (3) bids the board agreed on Chase.**
- **Motion: Approve proposal 109 and hire Green Ridge Landscaping to convert sprinkler system at the Fairways pool (1315 N. Fawnwood Court) from city water to a water well for \$1,328.00. Vote: Approved unanimously. Resolve: HOA Management will coordinate project.**
- Painting at the Meadows Clubhouse scheduled in April. Linda requested paint for touch-up to be used on the inside of the Meadows and the Legends as needed.
- Start up for irrigation is April 1st for most of the properties.
- **Motion: To replace broken fencing posts at the Fairways pool for no more than \$600.00. Vote: Approved unanimously. Resolve: Project supervisor is HOA Management.**
- HOA Management will have the fencing assessed on all four properties to be discussed at the May meeting. It was suggested to do temporary fixes and budget for fencing repairs for the coming years.
- Rodney to purchase replacement handicap signage for the Meadows parking lot.
- The rules on the AHSFMA Website will be updated showing 90 day reservation restriction. The website pool and clubhouse reservation forms have been updated.

Cont. Business from pg. 3

- **Motion: Dan to coordinate installation of code door handle at the Meadows for \$175.00. Vote: Approved unanimously. Resolve: HOA Management and Dan to coordinate.**
- **Motion: Hire Platinum Pool under the same terms as last year's contract. Vote: Approved unanimously. Resolve: HOA Management to contact Platinum Pool.**
- Sarah and Brenda will coordinate any communications with qualified homeowners wanting to become members of the association.
- Linda suggested that the rubber border around the Enclave pool needs to be replaced. No action taken.

Executive Session began at 8:40pm

Executive Session ends at 8:51pm

- **Motion: Approve Mr. Wyatt Hoch's (association's attorney) recommendation to pay account # 22634 the sum of \$2500.00. Vote: Approved unanimously. Resolve: Mr. Hoch will be contacted and HOA Management will issue a check for the approved amount.**

Meeting adjourned at 9:00pm

Next Board Meeting is May 11th at 6:30pm. The following are the rest of the meeting dates in 2015: June 8th, August 10th, October 12th, and December 14th. Legends Clubhouse.