

Auburn Hills Swimming Facility Master Association (AHSFMA)

Board Meeting – Monday 05-09-11, 6:00pm at Legends Clubhouse

Board Members:

Present:

Tim Clark – President/Vice President (Fairways – President)
Sarah Funke – Secretary (Director At Large)
John Oborny – Director (Enclave – President)
Ryan Nall - Director (Legends/Meadows –President)

Absent:

Bert Barrett – (Stoneleigh - President)

Others Present:

Patrick McClanahan – Mutual of Omaha Bank
(10) Pool Members

Proceedings:

• Meeting called to order at 6:03p.m. by Tim Clark

Refinancing Possibility - Patrick McClanahan with Mutual of Omaha Bank

He has options of 5yr, 10yr & possible 15 year payoff. Must have under 10% past due of total billing to qualify for their program. He left packets with more information for the Board to review.

Resignations - Tim Clark notified everyone that HOA Management resigned; Lynn Joynt resigned as Board member/President & Bert Barrett resigned her position of Treasurer. Discussion on HOA Management's contract and if there was a 30 day notice. Discussion on getting contract and dispersing of duties.

- 3-14-11 Board meeting minutes – previously emailed (**approval vote -unanimous**)
- 3-21-11 Emergency Board meeting minutes – previously emailed (**approval vote -unanimous**)

Treasurer's Report - Documents emailed by HOA Management

- High Water Bills – Ryan gave summary of his understanding of the damages and invoices. Discussion on fault and restitution. Many members suggested looking into legal options. Ryan volunteered to assess total damages at Enclave & Fairways facilities and to negotiate with HOA Management.
- Delinquent Dues – John presented a letter and suggested to send it out to all past due members of over \$300.00. Modified delinquent letter was approved. John & Sarah volunteered to coordinate printing and mailing. Card keys will ONLY be “turned on” if full payment & form with card# has been received.

Old Business:

- Exemptions – Discussion of equitable servitude, attorney’s opinion and members’ opinions.
- **The Board’s Statement:**
 - **All lots shown in the Declaration & Amendments were annexed into the Auburn Hills Swimming Facility Master Association (AHSFMA). If the original owners purchased the lot before it was annexed into the association and have been paying dues in previous years, this established their intention to be included in the AHSFMA. These owners and all subsequent owners must continue to pay dues. There is value in being a member of the pool association despite the fact a member doesn’t use the facilities. It adds value to the price of their home and makes their home more desirable to a prospective home buyer. There is a common interest, and thus a common cost, which should be shared by all that gain value. It is the AHSFMA Board’s position that all homeowners which lots are included in the pool association pay dues.**
- Exemption request from Mr. Miller – Mr. Miller presented his request. Tim explained the approved Board’s Exemption Statement and said we could not authorize his exemption request.
- Facilities Maintenance – Discussion on maintenance items & what needs to be completed before pools open. John & Ryan have been repairing the sprinkler system problems. John, Ryan, Bert & other volunteers have completed the painting at the Enclave facility. Fairway’s facility is scheduled to be painted next week. All roofing is done. Gutters on the Legend’s & Meadow’s clubhouses are completed. Gutters at Fairways will be completed after painting.

New Business:

- Pool Liner Replacements – Discussion...John said the liners really need to be replaced at Legend’s & Fairway’s this year. He also said the Meadows will need to be replaced next year. Sarah said we will need to have the past due members pay to have enough funds at the end of the year. Conclusion was if we do not replace them, we will have expenses throughout the year for repairs, water leakage & possibly need to replace liner during this season anyway. Motion was made and 2nd to order a liner for Legend’s and Fairway’s if price is 6,500.00. (**approval vote -unanimous**) John will coordinate with vendor.
- Sprinkler Problems – John & Ryan will volunteer to repair or coordinate with vendor.
- Enclave Broken Toilet – John volunteered to repair/replace.
- Website & Clubhouse Reservations – Sarah volunteered to coordinate.
- Pool Badge Cards & misc duties – Tim, Sarah, Ryan & John will temporally fulfill as needed.

Meeting adjourned at 9:20pm

Minutes submitted by Sarah Funke

Auburn Hills Swimming Facility Master Association (AHSFMA)
Emergency Board Meeting – Monday 5-14-11, 6:00pm at 15017 Moscelyn

Board Members:

Present:

Tim Clark – President/Vice President (Fairways – President)
Sarah Funke – Secretary (Director At Large)
John Oborny – Director (Enclave – President)
Ryan Nall - Director (Legends/Meadows –President)

Absent:

Bert Barrett – (Stoneleigh - President)

Others Present:

Pat Clark, Carolyn Oborny, Debbie Travis

Proceedings:

· Meeting called to order at 7:46p.m. by Tim Clark

Emergency Meeting Explanation

- Discussed HOA Management resignation and reconciliation offer.
- Discussed disbursement of duties.

New Business

- Discussion & Motion was made to reconcile with HOA Management pending they resume all duties as of 5-16-11, enter and verify all financials as of 5-1-11 & provide an updated contract with detail responsibilities for acceptance of AHSFMA Board. (approval vote - unanimous)
- Next Board meeting is 6-13-11 & Next Member's meeting is 6-18-11.
- Ryan presented a possible option for expense reduction on mowing & fertilization. Agreed to defer until next meeting.
- Discussed Clubhouse - Pool reservations & rules – Agreed to defer to next meeting.
- Discussed Badge Card forms – Many members have not returned their forms. If members have not paid completely or have not returned their forms with the pool card number, the badge cards will not be activated to open the pool gates.

Old Business

- Liners – Liners for Legends and Fairways pool were ordered and will be installed as soon as possible. John volunteered to start opening the Enclave & Meadows pools & to coordinate with the Pool liner vendor.
- Delinquent Dues – John printed payment request letters which were approved at last meeting. Sarah will address and mail on Monday to all members with a balance of over \$300.00.
- Water Bill – The high water bill for the Fairway's pool has not been disputed. Ryan volunteered to work with water dept., HOA Mgmt & Platinum Pools to reduce AHSFMA expenses.

- Insurance Damage Payment – Ryan volunteered to discuss with insurance agent about damage and reimbursement.
- Refund of property tax – Check was not for full amount paid. Sarah volunteered to check on explanation and see if we can get 2009 taxes refunded.
- Exemption Request – HOA Mgmt held checks from (2) members until a decision on exemption. Sarah volunteered to call them to notify we will be depositing their checks.

Meeting adjourned at 9:35pm

Minutes submitted by Sarah Funke