

Auburn Hills Swimming Facility Master Association (AHSFMA) Board Meeting Minutes – October 13th 2014

Board Members Present:

Dan Withers – Vice President

Sarah Funke – Treasurer (Director at Large)

Linda Flick – Secretary (Representative for Stoneleigh)

Debbie Travis – Director at Large (President of Fairways)

Ryan Nall – Director at Large

Vacant – Ironwood (filled with additional Director at Large at January 2014 Members meeting)

Board Members Absent

John Oborny – President (President of Enclave) (named proxy was presented to Board Members)

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

HOA Management Present:

Rodney Wright

Guest

Mary Durbin

Call to order at 6:30 p.m.

Change of Order in the Meeting Agenda

- Guest requested more clarification to the letter sent from the AHSFMA about membership in, and the obligation to pay. Her questions were answered, satisfied, and indicated that she plans to sign the document legally binding her lot to AHSFMA for her and future owners. Her lot was purchased from the developer before the Declaration was filed and was not subject to the covenants.

Approval of Minutes:

- **Motion: To approve minutes from August 11th, 2014 regular Board Meeting. Vote: Motion Approved unanimously by Board Members present. Resolve: Minutes ready to be posted on website.**

HOA Management Report given by Rodney Wright:

- Routine financials were distributed to the Board Members.

Treasurers Report given by Sarah Funke:

- Budget on track.
- Motion: Any non-paying homeowner, within the eligible Auburn Hills communities, will be allowed membership to AHSFMA with a transfer fee of \$150.00 and a signed registration form, legally binding the lot to the set of restrictive covenants in the Declaration for the AHSFMA, and will be obligated to pay yearly dues. Vote: Motion Approved (4 yes 1 no). Resolve: HOA Management will allow membership (as stated above) if the non-paying homeowners requests the privilege of using the neighborhood swimming pools and clubhouses and be accepted.

Business:

- Letters sent on September 15th to all paying homeowners whose lots were purchased from the developer before the Declaration was filed. HOA Management is tracking the results.
- Pool were closed for the winter the week after Labor Day
- Rodney reported the Meadows bathroom (pool) is still needing wall repair once the wall is fixed John will install the Fluidmaster for the stool. HOA checking pricing to complete the job.
- Ryan and John replaced pool pump at the Meadows.
- Rodney reported John washed all trash containers and stored, along with the lounge chairs, for the winter.
- John winterized the bathroom at the Enclave Pool. Fairways is still needing bathroom winterization - John has agreed to complete.
- All sprinkler systems will be winterized in November. Slow leak at the Legends to be fixed – HOA Management to advise Lawn Service.
- Two blinds are fixed at the Meadows and one still in repair.
- Sarah has been working on budget items for 2015. Areas under consideration and to be discussed further at the December 8th Board Meeting are:
 - Spill way at the Meadows that is running under the side walk near the pond.
 - Evaluation of the irrigation system and timer box at the Fairways pool property.
 - Security system for all four properties (proposal submitted by E7 Engineering LLC).
 - New flooring for the Legends Clubhouse.
 - Tree trimming along 135th Blvd. and interior trees on the Enclave pool property. Bid submitted, another to be obtained by HOA Management.
- It was suggested that we archive the letter sent out on the 15th of September to homeowners regarding membership, proper paperwork needed, a list of AHSFMA members and exempt (non-members) whose lots are diagramed in the Declaration for future AHSFMA Board Member.

Executive Session begins 8:10pm

Executive Session ends 8:30pm

- **Motion: To approve the three year contract with HOA Management. Vote: Motion Approved unanimously by Board Members present. Resolve: HOA Management will be advised of Boards decision.**
- **2015 AHSFMA Annual Members Meeting is January 17th at 10:00am at the Auburn Hills Golf Clubhouse off 135th Street. (immediately following there will be a Board of Directors Meeting to elect officers)**
- **Board of Directors Meetings are the 2nd Monday in March, May, June, August, October and December. As follows:**
 - March 9, 2015**
 - May 11, 2015**
 - June 8th 2015**
 - August 10, 2015**
 - October 12, 2015**
 - December 14, 2015**

**Motion: To Adjourn Meeting. Vote: Motion Approved unanimously.
Meeting Adjourned at 8:50pm.**

The next 2014 Board of Directors Meetings is December 8th.