

Auburn Hills Swimming Facility Master Association (AHSFMA)

Board Meeting Minutes – May 11, 2015

Board Members Present:

John Oborny – President (President of Enclave)
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)

HOA Management Absent:

Rodney Wright

Called meeting to order at 6:30pm

Approval of Minutes:

- **Motion: To approve minutes from the March 9, 2015 board meeting. Vote: Approved unanimously by the board members in attendance with the following revision to the financial report, bullet 8.**
 - **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 the Ironwood and Villages HOA (see Exhibit “A” attached to the March 9th board minutes).**
 - **A “Consent to and Adoption of Covenants” form is signed, notarized and submitted to HOA Management (see form attached to the March 9th board minutes).**
 - **Initiation fee and current year’s dues paid.**
 - **Resolve: Revised March 9, 2015 board minutes are ready to be posted on website.**

Financial report given by Sarah Funke

- **Cash assets are \$172,111.70 in checking, \$50,106.69 in savings, and the loan amount is \$586,488.05.**
- **Out of 80 exempt lots, 33 have signed and notarized the CONSENT TO AND ADOPTION OF COVENANTS.**
- **Reviewed unpaid report: 18 unpaid members, 25 unpaid on the payment plan.**

- No questions on policies.
- Reviewed Website Maintenance and the cost for Security Monitoring and Malware Detection Software as added protection against security risks. We now have this service.
- Settlement with account #22634 finalized.

HOA Management report submitted by Rodney Wright

- Routine reports distributed to the board members. No comments.
- Written managers' report, distributed to board members, which included maintenance update of the individual properties, a fence inspection, report on pool keys, additional landscaping bids, insurance bid from State Farm and shared well agreement by and between AHSFMA and the 13th- 16th Homeowners Association (HOA).

Business

- Sara reviewed the "Shared Well Water License Agreement" for the 13th – 16th HOA by and between AHSFMA. (agreement on file)
 - HOA Board request a language usage change as follows:
 - The word (s) **Utility** changed to **Shared Well Usage Fee** on page 3 by number 6.
 - Change request to the terms of the Agreement as follows:
 - All terms approved by the HOA Broad except the duration of the contract. They would like a 7 year contract, not a 3 year.
 - **Motion: Accept HOA 13th-16th counter offer to the original contract except the term would be for 5 years starting Jan 2016. Vote: approved (6 in favor 1 abstained). Resolve: Sara will report back to the HOA the decision made by the AHSFMA Board.**
- Let it be known that the HOA would pay \$500.00 now which is due on current contract. When new contract is signed; \$250.00 will be paid by end of August 2015. Starting January 31, 2016 through 2020 payment will for \$750.00.
- **Motion: Pay Mr. Don Gabel \$250.00 for his time researching the Auburn Hills old pond fountain. Vote: Motion denied (2 yes 5 no). Resolve: After a lengthy discussion the majority of board members were not in favor of paying the invoice, there is no record of any contract and/or agreement between Mr. Gabel and the AHSFMA to pay for his time. HOA Management to contact Mr. Gabel with the board's decision.**
- Sara reported that she contacted several insurance companies. None were interested in offering a policy to the AHSFMA. After reviewing the bid from State Farm the following motion was made.
- **Motion: AHSFMA would renew the insurance policy with State Farm Insurance. Vote: Approved unanimously. Resolve: HOA Management would contact agent with State Farm and inform him that the Association will renew for another year (5/15 to 5/16)**
- Board reviewed Rodney's fencing inspection at all four facilities. Structure appears solid, noted concrete cracks, posts that will rust through within a few years, rails that are rusted through, and bolts that need to be tightened. No action taken. John and Bill volunteered to do paint touchup in certain areas.

Cont. Business

- John reported that the Fairways is a good working well.
- The inside of the Meadows Clubhouse is painted, weather permitting the outside will be completed along with the Legends pool side bathroom.
- Member Complaints - a member needed clarification on reservation and that each unit its own separate unit. Another member needed to be counseled on the payment plan. All Clubhouse and Pool Rules and Regulations are posted on the web-site. Members must be paid in full to rent any of the facilities and pools.
- **Motion: To hire Twin Rivers to remove the hollowed out tree on the ground by the bridge at Legends Pond for \$350. Vote: Approved unanimously. Resolve: John will contact Twin Rivers to do the job. It was also suggested that some of the underbrush be cleaned out as well. John will monitor this project.**
- **Motion: To hire Green Ridge Landscaping to install edging at the Enclave, Landscaping option 2 at the Fairways, and Landscaping at the Meadows. Vote: Approved unanimously. Resolve: HOA Management will contact Green Ridge and monitor this project.**
- Dan will install new door knob and lock to the Meadows.
- John's "To do List" - clean decking at the Legends, paint pool depths on all four adult pools, purchase pool supplies, take all old supplies and sell at garage sale in May.
- John and Linda's list - Clean bathroom at the Enclave and Fairways and check supplies at all four pool facilities. It was agreed by the board that the cleaning company would clean the Meadows and the Legends pool side bathroom.
- Rodney's list – check/repair all gates, update software and download at all pool facilities.
- Debbie suggested a type of Lockout tag of some sort that would be a warning in the spring not to open lines until all valves are closed and piping reattached so water does not leak inside bathrooms again. No action taken.

Meeting adjourned at 8:50pm

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