

**Auburn Hills Swimming Facility Master Association (AHSFMA)
Board Meeting - Monday 01-03-11, 6:00pm at Legends Clubhouse**

Board Members:

Present:

Jason Ciesielski – President (Legends/Meadows –President)
Lynn Joynt – Treasurer - (AH North/Ironwood - Sub for President)
John Oborny – (Enclave – President)
Sarah Funke – (Fairways - Sub for President)

Absent:

Bert Barrett – (Stoneleigh - President)

Others Present:

Rodney Wright – HOA Management
Astra Patrick – HOA Management
Richard Crisco – Fairways Member

Proceedings:

- Meeting called to order at 6:00 p.m. by President Jason Ciesielski
- Nov. 11, 2010 meeting minutes were approved (vote - unanimous)

· **Mailing from Fairways HOA-**

Copies of cover letter & letter from Attorney were given to all Board Members present. All other pool members will receive their copy via US mail. Sarah explained at the Fairways Dec HOA meeting, a motion was passed to make the attorney information related to all the issues available to the other neighborhoods in the Pool Association & to have this topic on the agenda at the pool association January general meeting 1-15-11.

Lynn Joynt had concerns about the address list of Pool Members being given out. Jason explained he had given HOA Mgmt authority to provide.

The new KS HB# 2472, Section 15, 11(b) states... "...all records retained by an association must be available for examination & copying by a unit owner..." 11(e) states ... "Copied records may be used for any reasonable purposes other than for commercial purposes."

After discussion, it was agreed to add Attorney information from Fairways HOA as a topic line on the Jan. 15, 2011 general meeting agenda.

• **Opt Out of AHSFMA-**

Rodney said he has received several calls asking about opting out. At the Fairway's HOA meeting, a member presented a drawing showing lots that can opt out of AHSFMA.

Sarah noted that his drawing included all lots purchased before 4-26-2001 not the 08-25-2000, which is the Declaration recorded date on the County web site. It was estimated there are about 12 additional lots purchased between 8-25-00 & 4-26-01 in the Fairways addition.

Discussion about if the lot owners which lots were sold from the Developer before 8-25-00 have been paying the dues then they have set a precedence of accepting membership to the AHSFMA and therefore are obligated to pay dues. Rodney had asked his attorney & he agreed it is reasonable and could argue that point. Rodney said he has always referenced the 8-25-00 date.

HOA Management was advised to inform the members requesting to opt out:

All lots shown on the Declaration & Amendments which were purchased after 8-25-2000, are included in the AHSFMA. According to our research, some members who purchased their lots before 8-25-2000, chose to be included and other chose to be excluded from the AHSFMA. If owners of a lot purchased before 8-25-2000, have been paying dues in previous years, this established their intention to be included in the AHSFMA and must continue to pay. If you have any documentation that would dispute the AHSFMA interpretation, please provide for our review.

• **2011 Meeting Schedule-**

AHSFMA Board Meetings will be held at 6:00pm, located at 1414 S. Auburn Hills St. in the Legend's Clubhouse on Monday March 14th, May 9th, June 13th, Aug. 8th, Oct. 10th and Dec. 5th.

AHSFMA General Members Meetings will be held at 10:00am, located at 443 S. 135th St. in the Auburn Hills Golf Course Clubhouse on Saturday, January 15th, & June 18

• **Budget/Finances-**

Astra presented summary of (4) landscape companies. Mr. Null brought a bid to the meeting, but it was incomplete. After discussion, it was decided to hire Countryside for mowing, fertilization & sprinkler startup & winterizing. Fertilization should be reduced to 3 or 4 times. Weeding & Shrub maintenance will be a special order per hour cost. Budget should have extra \$ for sprinkler repair during season at 55.00 per year. Board will request members to volunteer to help with flower beds and parking lot weeds. John made the motion, Jason 2nd (vote -unanimous)

-John presented some bids on pool covers. He suggested waiting until spring to replace. He will continue to research more options.

-Sarah presented a bid for security system & new cameras for Fairways Pool area for approximately \$2,500.00 & requested it to be included on budget. Current system does not work well and cameras

can be turned without detection. A new system could help reduce vandalism. Rodney is getting other bids.

-Short Discussion on Web Site provider. Current provider is less expensive than HOA recommendation, but does not offer many options. Continue discussion at next meeting.

-Discussed Clubhouse revenue as stated on the financials. Discussed modified Clubhouse rules to increase dues to help off-set expenses for maintaining Clubhouses. Vote at general meeting.

-Discussion on Declaration and Subsidy from Developer. According to Declaration Sec. 4.12, ... the Board shall propose to Developer on or before February 15th, a Budget for the next ensuing calendar year. ... Budget shall be adequate, in all respects, for the reasonable ownership, maintenance and operation of the Swimming Pool Facilities, as well as the ability to provide debt service for payment of mortgage... Sarah made a motion to include liners, security system and all other reasonable items to budget and submit to Developer according to the Declaration. Jason 2nd (vote – 3 yes, John abstained)

• **General Meeting Jan 15, 2011**

-Hand outs at meeting – Agenda, Financials, Modified Clubhouse rules, Ballot for elections, Minutes from last meeting.

-Attorney information from Fairways HOA

-Elections of (2) at large positions on Board

-Treasurer's Report

-Modified Clubhouse rules

-Explain key card access & other questions.

• **Other Business:**

-John asked what the property taxes & value of each pool facility. HOA Mgmt will research.

-John said Dixie Decker gave him approx. 4 boxes of documentation. He needs to separate HOA from pool information. Will work on that soon or work with HOA Mgmt.

-HOA Mgmt to schedule & confirm Fairways gate wiring & key card working in January.

-HOA Mgmt to reserve Golf Clubhouse for June 15, 2011 general meetings.

-HOA Mgmt to reserve Legends clubhouse for all 2011 Board meetings.

-HOA Mgmt to acquire & retain copies of all contracts for vendors of AHSFMA.

• Meeting adjourned at 9:20p.m

• Minutes respectfully submitted by Sarah Funke