

Auburn Hills Master Swim Facility Association (AHMSFA)
Board Meeting - Monday 10-18-10, 6:00pm at Legends Clubhouse

Attended:

Jason Ciesielski – Legends/Meadows
Lynn Joynt – AH North/Ironwood
Mike Irvine – Enclave (Sub for John Oborny)
Sarah Funke – Fairways (Sub for President)
Rodney Wright – HOA Management

Discussion:

Jason advised board of HOA Mgmt bid for 2011. Increase from 300.00 per month to 600.00 a month because of additional duties & required hours not explained on 2010 quote. Bid was unanimously approved pending detail of hours & detailed contract.

Sarah:

- Asked Rodney for OPT out list. Need to confirm criteria for opt out lots so we can budget income for 2011 & invoice for 2011.
- Asked Rodney to explain about pool gate repair delay.
- Asked Rodney to get bids from contractors who will repair the storm damage to also repair wood rot and other wear on all clubhouses. If there is extra reimbursement from insurance damage, it should be less expensive to repair the other problems at the same time they are replacing the roofs.

HOA Management - Rodney Reported:

- Storm Damage: Insurance adjuster should be sending report this week. He has bids from 3 contractors.
- He is getting 3 bids for landscaping itemizing lawn, flower beds, sprinkler, and parking lot weeds.
- He is getting 3 new bids for gate at Fairways pool. American Fence did not install as scheduled. Rodney will email bids to board members for approval and coordinate installation before end of Oct.
- Suggested getting heaters in clubhouses serviced – Major problem last year during rental. No one knew if the heater or air conditioner units have ever been serviced.
- Free programmable thermostats from Westar are only available for private homes.
- Pools Closed – Vender recommended Fairways pool liner be replaced. It has been patched many times. Legend & Meadows liner will also need to be replaced in the future. Estimate about 4,000.00 each.
- Sprinkler systems winterized
- Did not get key for sprinkler timer box. He will cut the lock off.
- Did not get bid for new web-site provider. No response from current vendor. He will email demo from his web-site to see if we want to use it.
- No Update on security system bids
- A playground equipment company has offered to pay for postage if we allow flyer to be mailed with invoices.
- Financials presented showed negative balance, but were not complete.

Jason suggested a 10% increase on 2011 dues. After discussion, it was decided to wait until we have the updated financials from Rodney and opt out ruling from Jay Russell. Then we can see if 2010 is in the black and complete a budget for 2011.

Lynn suggested we install programmable thermostats to save on utilities. Unanimous approval for Rodney to get bids to install in both clubhouses. It should be less expensive to have installed if heaters are serviced this fall.

Tasks:

Bert Barrett will ask Jerry Decker for pool documents - old minutes, financials...
(Carry over from Aug. meeting - Bert was not at Oct. meeting)

Mike Irvine will contact Obornys to see if they are interested in submitting a bid for 2011 pool maintenance.

Rodney

1. Email updated Financials
2. Ask Jay Russell for copy of "Real Estate Law for OPT out lots"... A) Need to know if the lot is opted out if purchased before the declaration recorded date or another document? b) Does it pertain to when a builder buys the lot or a private owner purchases the lot. C) If a lot is deemed OK to opt out, is it just for the current owner or for all future owners. D) How many lots in AHMSFA are owned by Jay Russell, how many owned by builders & how many are not sold? (Need information to estimate income for 2011 budget)
3. Email Fairway gate bids to board members
4. Email clubhouse damage repair bids & insurance report to board members
5. Obtain bids for service on heating & air conditioner systems for clubhouses
6. Obtain bids for programmable thermostats
7. Obtain bids for 2011 pool maintenance
8. Obtain other options for web-site management – (slow response)
9. Email HOA Mgmt web-site for review
10. Confirm financials are updated and email to board before November meeting
11. Email examples of flyers & pool card rules to be sent with 2011 invoices before November meeting

Next Meeting – Scheduled November 8, 2010, 6:00pm at Legends Clubhouse

- Review 2010 financials
- Discuss collections
- Vote on payment plan &/or fee
- Vote on 2011 vendors for services
- Review flyers & pool card rules to be sent with 2011 invoices
- Review address/lot# to be invoiced
- Review 2011 budget
- Discuss Jan. General Meeting