

Auburn Hills Swimming Facility Master Association (AHSFMA)

Board Meeting Minutes – August 10, 2015

Board Members Present:

John Oborny – President (President of Enclave)
Sarah Funke – Treasurer (Director at Large)
Linda Flick – Secretary (Representative for Stoneleigh)
Sara Keypley – Director at Large (President of Legends/Meadows/Villages)
Debbie Travis – Director at Large (President of Fairways)
Bill McCalley – Director at Large (Representative for Ironwood)

Board Members Absent:

Dan Withers – Vice President (Director at Large)

HOA Management Services Present:

Tiffany McGinnis – (Community Manager Supervisor)

Guests Present:

Tiffany and Chad Burkholder from the Fairways Community

Called meeting to order at 6:30pm

Approval of Minutes:

- **Motion: To approve minutes from the June 8, 2015 board meeting. Vote: Approved unanimously by the board members in attendance. Resolve: Board minutes are ready to be posted on website.**

Guests moved forward in the Agenda

- Member cited with violation explained their version of the violation for the board to review. The board discussed and instructed HOA Management Services to mail a letter to the homeowner.

Financial report given by Sarah Funke

- Cash assets are \$119,264.69 in checking, 50,131.95 in savings. Totaling 169,396.64. The loan amount is 574,449.32 as of 07/31/2015.
- Significant expenses since the last board meeting: pool chemicals due to weather conditions and vandalism.
- Out of 81 exempt lots, 38 have signed and notarized the CONSENT TO AND ADOPTION OF COVENANTS.
- Reviewed unpaid dues report: two members delinquent and will be turned over to collection, one with final notice.
- Reported Superior Collection Agency is AHSFMA's new collection company providing better terms.

Continue financial report

- Due to budget constraints replacement flooring for the Legends Clubhouse will not be installed this year.

HOA Management report submitted by Tiffany

- Insurance transfer from State Farm to American Family Mutual completed and refund check from State Farm was received. D&O is paid yearly to protect the board members.
- Routine reports distributed to the board members. No comments.

Business

- John reported that lots just west of 135th on Onewood in the Legends addition have been annexed into the pool association
- John reviewed a key activation policy that would expedite pool key activation by HOA Management Services. It was decided to keep the ruling as stated under # 24 pool rules – ***Pool Key activation will occur once a week during pool season on Friday morning prior to 9:00am. To allow entry on Friday and afterward, any member's account must be paid in full by 12:00pm on Thursday. There are no exceptions to this policy and no temporary badges will be issued.*** This ruling will remain in place until any changes and/or additions can be made known to the general membership, this will be discussed at October's board meeting.
- Sara reviewed rulings on adopting any changes or additions to AHSFMA rules regulating the clubhouses/pool. Before such changes can be made and implemented it must first be made known to general membership. This will be discussed at the October board meeting.
- Linda distributed cleaning protocol for the clubhouses and pool side bathrooms for the cleaning company. No comments.
- John asked Tiffany to look into accumulating an email list of members to see if this is logistically possible.
- John explained that many factors contributed to cloudy and/or green pool water this summer i.e. weather, number of swimmers, vandalism (pond water tossed in the Meadows and Legends pools).
- Pools will be closed starting September 8th. The Enclave and Meadows pools will be last to close.
- It was agreed by the board that AHSFMA will not participate with Wichita Swim Club.
- The board discussed protocol for closing pools for safety and maintenance issues. The closings will be at the discretion of the AHSFMA Board of Directors or appointed representatives. This will be discussed at the October board meeting for an addition to pool rules.
- John stated he will be researching surveillance system for year 2016.
- John reviewed worklist – broken light fixture at the Meadows, motion light at the Fairways, paint pool fences at the Fairways and Enclave. Reported that lawn chairs will be stored in the bathhouses at the Enclave and Fairways and the lawn chairs at the Meadows and the Legends will be covered inside the pool fence.
- New liners will be discussed at the October board meeting.

Continue business

- It was reported that the Enclave and Legends pool stairs are under warranty, cracks will be repaired no charge.
- John announced that the Shared Well Agreement between additions 13th through the 16th HOAs and AHSFMA has been signed.
- John reviewed a couple of individuals cited with pool violations and/or vandalism and reported letters have already been sent to the members.
- **Motion: A letter will be sent to the young man who damaged the Bradford Pear tree on 135th and be invoiced for \$225.00 for tree removal. Vote: Approved with $\frac{3}{4}$ majority.**
- **Motion: To rescind the above motion for more discussion. Vote: Approved with a $\frac{3}{4}$ majority.**
- **New Motion: Police report will be filed and letter sent to recoup cost for a new planting plus cost for removal of the Bradford Pear tree. Vote: Approved with a $\frac{3}{4}$ majority. Resolve: After the discussion Linda was asked to file a report with the police department as she was at the scene shortly after it happened. HOA Management will send invoice for all costs.**
- **Motion: That account #16011 key be deactivated for 15 days. Vote: Approved unanimously. Resolve: The board discussed and instructed HOA Management Services to send letter for violation/vandalism.**

8:14pm – Executive Session begins

8:25pm – Executive Session ended

- **Motion: That account # 25339 will be invoiced for damage to the pool bathhouse gutter at Fairways for \$150.00. Vote: Approved unanimously. Resolve: The board discussed and instructed HOA Management Services to send the letter and invoice for the damages.**
- **Motion: That account # 20406 be invoiced for \$75.00 for damages done to the Enclave pool gate during their party. Vote: Approved unanimously. Resolve: The board discussed and instructed HOA Management Services to send the letter and invoice for damages.**
- **Motion: That account # 15640 badge deactivation will be for 1 week for pool violation (Friday to Friday). Vote: Approved unanimously. Resolve: The discussed and instructed HOA Management Services to send the letter for violation.**
- Debbie spoke on behalf of an upset neighbor living next to the Fairway pool. He has concerns about the standing water between his house and the pool; an over grown bush/tree hitting his fence, and well water hitting his rod iron fence causing it to discolor. The board had already addressed the watering issue and the board will trim the bush/tree. The board cannot solve the well water issue because the wind blows the water into the fence

Meeting adjourned at 9:20pm

Next Board Meeting is October 12th at 6:30pm. The following are the rest of the meeting dates in 2015: December 14th. All board meetings are at the Legends Clubhouse.

