

## **Auburn Hills Swimming Facility Master Association (AHSFMA)**

### **Board Meeting – May 14, 2012**

Meeting was called to order at 6:30 PM at the Legend's Clubhouse.

#### **Board Members Present:**

John Oborny – Vice President (President of Enclave)  
Sarah Funke – Treasurer (Director at Large)  
Linda Flick – Secretary (Representative for Stoneleigh)  
Ryan Nall – Director (President of Legends/Meadows)

#### **Absent:**

Tim Clark – President of Fairway, excused  
Richard Chrisco – Director at Large, excused (Voting Proxy submitted)

#### **Management Present:**

Rodney Wright  
Ashley Augustine  
Tiffany Meredith

#### **Approval of Minutes:**

- **Motion:** To approve the Minutes from March 12, 2012 Board Meeting.
- **Vote:** Motion Approved Unanimous.
- **Resolve:** Minutes to be posted on website.

#### **Treasurer's Report given by Sarah Funke:**

- Sarah updated budget spreadsheet summary (May to December). Budget revisions and updates were approved.
- **Motion:** To send a letter to developer Jay Russell requesting payment of the remaining specials on 1315 S Fawnwood Ct, Wichita, Ks. Residential property. Legal Description: Lot 2 Black B Auburn Hills 5<sup>th</sup> Add.
- **Vote:** Motion Approved Unanimous.
- **Resolve:** Developer, Jay Russell, used a residential lot to build a community pool. To date the pool association has paid \$14,254.84 for specials. After discussion it was decided to send a letter requesting Mr. Russell to pay the \$5,089.09 or the remainder of the property specials as a good will gesture. Linda will compose the letter to be approved by board members.

#### **HOA Management reports distributed by Rodney Wright:**

- Written reports were distributed to board members including balance sheet, a check register with detail, income statement, new resident list, unpaid dues with address, and unpaid dues and penalties fees to date and resident prepaid HOA dues.
- HOA Management electronically sends reports on a monthly basis to Board of Directors to review.
- Delinquencies - Registered letters will be sent on May 15<sup>th</sup> to members with unpaid dues listed at \$300.00 and above. If not paid by June 1<sup>st</sup> a lien will be placed on the property.
- Every member that owes money will be invoiced with notification that pool keys will not be operational until dues and/or interest fees are paid.

#### **Unfinished Business:**

- Ryan reported he is working to install basketball goals at the Legends and the Fairways. Board discussed placement. It was agreed that they be installed where originally existed.

- No Smoking Signs will be installed at all locations in the pool area.
- Ryan submitted an outline for volunteers of things needed to be done on the May 12<sup>th</sup> workday. Reported progress on items. Clean up continues.
- John distributed and reviewed a detailed irrigation map for the Meadows, the Enclave, and the Fairways. All zones, sprinkler heads and control panels were well marked on the diagrams. During his study of the systems he found some trouble areas to be repaired i.e. a couple of sprinkler heads along the side of the Meadows Lake that over time had actually sunk into the water.
- John reviewed his Volunteer "To Do List" for 2012 - reports progress with irrigation system and pool preparation for open. Clean up continues.
- Rodney reported that he installed a sign with the management emergency number listed. Sign is located just below the lock boxes at the clubhouses. A staff member is available by phone on weekends, or when there is a party at the clubhouses and in the summer when the pools are open.
- John reviewed his findings on a study he did with the Wichita Public Works to support that water does have a \$ value.
- Shared Well – Auburn Hills 13<sup>th</sup> -16<sup>th</sup> agreed to pay \$500.00 in full each year plus pay ½ of all repairs. The pool board asked for the agreement to be terminated in three years (end of 2014) not five. Auburn Hills 13<sup>th</sup> – 16<sup>th</sup> to consider this change and other changes requested by the pool board to the Shared Well Water License Agreement and come back to the board with their decision.
- Due to budget constraints, fixing and/or replacing the Legends fountain will be delayed until more revenue comes in from unpaid dues and interest fees.
- Sarah reported that the drip line along Fairway's south fence still needs to be repaired.
- Cleaning clubhouses will be done on a quarterly basis. The first cleaning was in April. The owner of the cleaning company does not schedule a set time and date. The company can clean extra times if needed. The cleaning schedule will be July, October and January (2013). Carpets will be cleaned each quarter at the Legends.

#### **New Business:**

- There was short discussion of paper work to be distributed at the June members meeting. Linda has copies of what was handed out at the last meeting.
- Linda will type the agenda using the format from last meeting. The agenda will be sent to Tim and board members for review. Handouts will also include at least the last meeting minutes, balance sheet, income statement and Treasure's spreadsheet. HOA management will prepare the copies as was done in the past.

**Next meeting will be on August 13<sup>th</sup>**  
**Next Member's meeting on June 23<sup>rd</sup>.**

**Meeting adjourned at 8:15 PM**

**Minutes submitted by: Linda Flick**

