

## **Auburn Hills Swimming Facility Master Association (AHSFMA) Board Meeting Minutes – Monday, December 9, 2013**

### **Board Members Present:**

John Oborny – President (President of Enclave)  
Sarah Funke – Treasurer (Director at Large)  
Linda Flick – Secretary (Representative for Stoneleigh)  
Sara Kepley – Director at Large (President of Legends/Meadows)  
Ryan Nall – Director at Large  
Dan Withers – Director at Large  
Tim Clark – Representative for Fairways  
Vacant – Ironwood (filled with additional Director at Large at January 2013 Members meeting)

### **HOA Management Present:**

Rodney Wright

### **Call to order at 6:30 p.m.**

### **Approval of Minutes:**

**Vote: Motion: To approve minutes from September 9, 2013 regular Board Meeting and October 1, 2013 emergency Board Meeting. Vote: Motion Approved unanimously by Board Members in attendance during those meetings. Resolve: Minutes amended and finalized to be posted on website. Change to minutes - Tim Clark was absent in representing Fairways, position was not vacant. Minutes corrected.**

### **HOA Management Report given by Rodney Wright:**

- Routine financials were distributed to the Board Members. Question regarding the mortgage recording. It was clarified that the mortgage was recorded on the Balance Sheets not on the Income Statement. Cash Assets 63,931.19 in checking and 15,017.44 in Savings as of 11/30/2013. Everything appeared to be in good order.
- Rodney reports that account number 22640 settled out of court for \$4,500.00.
- To date on unpaid dues, penalties and/or interest fees are as follows: One member settled out of court (waiting for payment from this action) 6 members in collection and two with small interest fees - all totaling \$11,171.29 (this amount includes carryover from other years).

#### Treasurers Report given by Sarah Funke:

- Sarah reviewed December's budget. The Board worked on 2014 budget. As the Board followed the agenda items, Sarah inputted the projected expenses for work to be done in 2014. After going through all the projected expenses for the year 2014 the following motion was made:
- **Motion: To put \$20,000.00 into savings account. Vote: Motion Approved unanimously. Resolve: With the projected amount of \$50,000.00 to carry over to 2014 the Board agreed to put \$20,000.00 into savings account.**

#### Business:

- Due to wood rot under the siding on the Enclave Pool House, the repair cost was \$2,100.00. The repairs were done by Guzman Construction. No extra charge for painting the pool house. Rodney to clarify the cost for the work to be done on the Fairway Pool House (Guzman to do the repairs) and will proceed with repairs when the concrete work is finished.
- **Motion: To continue to have Platinum Pool service all the pools and liner installations. Vote: Motion Approved unanimously. Resolve: After a review of the 2014 bid by Platinum (no increase in price) and that Platinum did a good job during the swimming season keeping the pools clean, it was decided to have them continue to be our vendor of choice. Contract signed and HOA to notify Platinum Pool Company.**
- John reports that the Meadows pool filter needs new sand. John will fix in 2014.
- The Board reviewed one bid for painting the inside and outside of the Legends Clubhouse. We are waiting for two additional bids.
- Linda reports that the cleaning crew did a good job on both Legends and Meadows Clubhouse in November with the help of all who use the clubhouses. It was decided that the houses will only need to be cleaned by professionals quarterly. The Board agreed to have a deep hard floor cleaning at the Meadows. Linda to monitor. The Board agreed to clean the Legends carpet instead of replacing at this time.
- Rodney to clarify a couple of items on the Keller Lawn Care Bid. Bid was reviewed, more bids will be reviewed in March.
- Quote reviewed from Andy Stallard for installation of 3 updated locking systems on pool gates at the Meadows, Legends, and Enclave (Fairways new pool gate system was installed in 2013 and successfully tested). After discussion the following motion was made.
- **Motion: That the 3 gate systems be installed. Vote: Motion Approved unanimously. Resolve: HOA Management to contact Andy Stallard to install all new gates and latches at the Meadows, Legends, and Enclave that will cost \$3959.00 for the updated technology (reader) system.**

- Annual AHSFMA Members Meeting will be held January 11, 2014 at 10:00am at the Auburn Hills Golf Clubhouse. Board will meet immediately after the annual meeting to elect officers.
- Letter “2013 Year in Review” and revised statement on the payment plan (further clarification for better understanding) will be enclosed with 2014 invoices mailed to members at the end of December.
- Spring Work Day at the Meadows and Legends Saturday, May 3, 2014 at 9:00am to noon. Members to meet at their location of choice. Date and information will be included in the members letter “2013 Year in Review”, announced at the annual meeting and signs will go up closer to date in an effort to better communicate with members. Directors encouraged to ask general membership to help.
- Information needed for the annual meeting. Agenda, Minutes from 2013, Financials and Budget for 2014, and ballots for the election.

**2014 Board of Directors Meetings are as follows: March 10<sup>th</sup> , May 12<sup>th</sup> , June 9<sup>th</sup> , August 11<sup>th</sup>, October 13<sup>th</sup> , and December 8<sup>th</sup>.**

**Meeting adjourned at 8:30pm**