

Auburn Hills Swimming Facilities Master Association (AHSFMA)
Members Meeting Minutes
June 18, 2011, 10:00am, at Auburn Hills Golf Course Clubhouse

Board Members Present:

Tim Clark – President (Fairways)
John Oborny – Director (Enclave)
Ryan Nall – Director (Legends/Meadows/Village)
Sarah Funke – Secretary (At Large Director)

Board Members Absent:

Bert Barrett - Treasurer (Stoneleigh)
At Large Member - Vacant
Ironwood Representative – Vacant

Members Present:

11 Homes were represented

This meeting was called to order by Tim Clark, President at 10:05am

Approval of Minutes from January 15, 2011 Members' Meeting:

1. Pat Clark made a motion to approve minutes. Carolyn Oborny 2nd. Motion carried (10yes, 1 abstention-not enough time to read)

Financial Report

Report provided by HOA Management

1. Discussion deferred to end of meeting.
2. Discussion & Clarification of financial report:
 - **Paul Davis asked several questions**
 - A** - Income statement does not show full loan payment – Brenda with HOA Management explained their accounting software requires principal and interest split so the loan amount is correct on Balance sheet.
 - B** – 24K behind on budget to actual on revenue – Sarah explained 60K of 2011 revenue was deposited in 2010 and showed as 2010 revenue. Revenue cash is on track with budget.
 - C** - He asked that current dues revenue be shown separate from previous year's dues and fees – Brenda said she would check if that is possible within the accounting system.
 - D** – Why is water expense over budget? Ryan explained problems with winterizing bathrooms which caused water leaks. The Association received some refund on water bills. The Board is setting up procedures to eliminate these errors in the future.
 - E** – Paul pointed out with probable unbudgeted repairs; these financials show the association will be short of cash before the end of the year. – It was mentioned about collecting of delinquent dues from members and we have some reserve with the insurance claims funds from the 2010 storm damage that should help with cash flow.

Unfinished Business

1. **Vandalism:**
 - **2010** - Enclave liner was slashed; replaced with insurance claim funds. Fire extinguisher deployed in Fairways bathroom. Patches removed from Legends & Fairways pools. Meadows pool liner was cut. Ryan is checking if we can cover damage at the Meadows pool under insurance this late after incident without a police report being filed.
 - **2011** - Dog in Legend's pool and Fairway's gate was kicked in.

- John asked members to help monitor facilities and violations of rules. Call HOA Management & complete a written complaint if witness to violations. Call 911 if witness violations after pool hours.
 - Discussion on security & gate systems being "old technology" which makes it hard to monitor violations. It was suggested the association should update security systems. Sarah said the Association would not have enough funds to upgrade this year.
 - It was suggested that all members must sign pool rules & be kept on file with HOA Management.
2. **Key Activation Issues:**
- All badge cards were deactivated last year. Only badge cards for members with dues paid in full and card numbers recorded with HOA Management were "turned on". Some people have been locked inside pool because they are accessing with other members, but do not have activated badge cards to open the gate to exit. Everyone was reminded to close gates and do not let other people in the pool areas that do not have working badge cards.
 - Fairway's gate has not worked on 2 different occasions. HOA Management is working with vendor to correct the problem.
3. **Volunteers:**
- A list of work performed this year and Thank You to volunteers were distributed. Tim & Ryan summarized the accomplishments and savings these volunteers have given to the pool association.
 - Discussion on volunteer master list with email addresses & phone numbers.
 - Ryan is coordinating a work day on Saturday July 9th, at the Legends clubhouse for tree & shrub trimming. All help would be appreciated...work will start at 8:00am.
4. **Minutes from 1-15-11 meeting:**
- Did the Board compile the information on pool association – Sarah had two notebooks on hand with minutes & legal documents. Members may contact Sarah if they wish to review them. The Board did not vote or have a recommendation on whether to pursue legal action.

New Business

1. **Unfilled Board Position(s):** Tim gave a summary of HOA Management resigning and subsequently Lynn resigning and that the Board could appoint replacements. Since Patrick's position was an at large position, he asked if anyone present was interested. It was suggested the Board ask Lyle Johnson since he was also nominated at the Jan. 2011 general meeting.
2. **New Mortgage Possibility:** Tim gave a summary of the Mutual of Omaha Bank proposal. Probably can afford 15 year note monthly payment, but it has a .25% origination fee and an adjustable rate no lower than 5.75% with up to 5% cap each adjustment period. The loan will be fully amortizing over 10 years. The association cannot have more than 10% delinquent members to qualify for loan. John asked for volunteers with accounting/banking experience to review this and other options.
3. **Member Behavior at Pools - Signs & Rules:**
 - Reports of alcohol & smoking at pools even though signs says NO Alcohol & NO smoking
 - Too many guests – example of a whole baseball team...Rules say only 5 guests per member.
 - Pool rules on website do not match signs – Board will research
 - Ryan will check on liability of alcohol in public areas

Next Meeting:

Board Meeting – Aug. 8, 2011 (All scheduled meetings shown on AHSFMA Calendar on website)

Adjourn:

Meeting was adjourned at 12:12pm.
Minutes submitted by Sarah Funke