

**Auburn Hills Swimming Facility Master Association (AHSFMA)**  
**Members Meeting**  
**January 11, 2014 – Auburn Hills Golf Clubhouse**

**Board Members Present:**

Tim Clark – Director (President of Fairways)  
John Oborny – President (President of Enclave)  
Sarah Funke – Treasurer (Director at Large)  
Sara Kepley – Director (President of Legends/Meadows)  
Dan Withers- Director (Representative for Meadows)

**Absent:**

Linda Flick – Secretary (Representative for Stoneleigh)  
Ryan Nall- Director (Representative for Meadows)  
Ironwood HOA Representative – NA

**HOA Management Present:**

Ashley Augustine

**Members Present:**

14 homes were represented in attendance.

**Meeting was called to order at 10:02 AM**

**Welcoming the Homeowners and Introduction of the Board Member by John Oborny**

**Approval of Minutes:**

- Discussion: 1 correction was noted in the January 2013 minutes
- **Motion: To approve Minutes from the January 5, 2013 Members Meeting with correction**
- **Vote: Motion Approved Unanimously by Board (members present only may vote)**
- **Minutes approved to be put on website**

**2013 Financial Review/Treasurer's Report given by Sarah Funke:**

- Balance sheet was reviewed and showed cash assets at the end of December as \$65,681.28. The Clubhouse/Pool Loan balance at the end of December was \$648,137.38.
- Several maintenance projects were completed in 2013.
- On reviewing of the 2013 budget, it was noted that some items were not budgeted for, including the pool house projects at the Enclave and Fairways. Also discussed the maintenance schedule in place for all four properties. The Fairways and Legends will need new liners this season as well as interior and exterior painting of the Legends clubhouse.
- **Motion: To approve the Financial Report.**
- **Vote: Motion Approved Unanimously by the Board Members.**
- **Resolve: After report given and questions clarified action taken to approve.**

**2013 in Review by John Oborny:**

- John noted to homeowners in attendance the flyer that was sent out with 2014 invoices reminding residents of the pool rules and volunteerism in the community
- The new loan through Mutual of Omaha was mentioned. The Association has 15 years to pay but hope to pay off in 12 years.
- The landscaping and pool company were reviewed. Keller Lawn Care was the new landscaping company in 2013 and were very responsive on the day to day upkeep of the properties. Platinum Pools is utilized as the pool service company and the Association has built a good relationship and is satisfied with the performance of this company as well.
- John voiced the Associations satisfaction with HOA Management Services.
- There are currently 530 homes in the Association with an outlook of 20-30 new additions in 2014.
- 2013 Projects completed included:
  - Removal of dead trees at the Meadows and Legends
  - Trimming of trees at the Legends
  - Building repairs at the Enclave and Fairways
  - Landscaping improvements/upkeep at all 4 locations with the help of volunteers

- John thanked all those who volunteered their time in 2013 to assist in the upkeep and maintenance of the four properties which included pulling stakes on trees, weeding, power washing, etc.
- A special thanks to:
  - Nancy Courter at the Legends, Lyle Johnson and Sarah Funke at the Fairways, Sarah Kepley at the Meadows, and Jim/Linda Flick and John Oborny at the Enclave.
- 2014 Outlook
  - Community work day is scheduled for May 3. Projects to include painting/staining of the playground areas at the Legends and Meadows, painting the bridge at the Legends, and landscape bed maintenance at the Meadows and Legends. Volunteers are very important and are needed to monitor properties.
  - The Meadows and Legends clubhouses have been scheduled for professional cleaning 4 times per year and bug spraying 2 times per year.
- Clubhouse and pool concerns were discussed. Those included people renting the clubhouses and not cleaning correctly, trash being left outside the clubhouses, and supervision of young children. Carolyn Oborny also mentioned glass bottles inside the pool area and people smoking inside the pool areas. Those homeowners who throw parties and have several guests are responsible to adhering to the rules.
- John thanked those homeowners in attendance for paying their dues. As of December 2013, there were only 8 accounts delinquent out of 530.

#### **New Business:**

##### **2014 Budget presented by Sarah Funke**

- The 2014 budget was reviewed by those in attendance. It was noted that additional funds were set aside in the landscaping and pool categories as two new pool liners are set to be installed as well as the installment of new key systems at the Meadows, Legends, and Enclave. The Fairways had this system installed in 2013. The Legends Clubhouse will also be painted inside and out this year. Utilities are going up, therefore more was budgeted. Per the budget there will be approximately \$14,000 carried over (not including funds already in bank).
- The payment plan fee was reviewed under income as approximately 100 homeowners in 2013 opted for this.
- Clubhouse rentals were reviewed on the budget. Homeowners have 1 free rental per year. Any additional rentals are \$75.00 per event.
- **Motion by Richard Crisco: To approve 2014 budget**
- **Seconded by Jason Russell**
- **Vote: Motion Approved Unanimously**

##### **Election of Members-at-Large for the 2014 Board**

- The 5 members positions reserved are Tim Clark (Fairways) John Oborny (Enclave) Sara Kepley (Meadows and Legends) and Linda Flick (Stoneleigh).
- There is no representation from Ironwood. Nominations for the 2014 Members-at-Large were Sarah Funke (Fairways), Ryan Nall (Meadows) and Dan Withers (Meadows).
- **Motion by Richard Crisco: To approve 2014 Board and Member-at-Large nominations**
- **Vote: Motion Approved Unanimously**

#### **Open Floor**

##### **Meeting and Website**

All meeting dates and minutes are posted on the website [www.auburnhillspools.com](http://www.auburnhillspools.com) .

**2014 Board meeting dates:** 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>. All Board meetings are held at the Legends Clubhouse at 6:30PM unless otherwise announced.

**Meeting was adjourned at 11:02AM**

**Minutes submitted by: Ashley Augustine, HOA Management Services**