

Auburn Hills Swimming Facility Master Association (AHSFMA) Board Meeting – Monday 10/10/11, 6:00pm at Legends Clubhouse

Board Members:

Present:

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

Absent:

Bert Barrett – Treasurer (Stoneleigh - President)

Others Present:

Rodney Wright – HOA Management

Proceedings:

- Meeting called to order at 6:09p.m.
- 08-08-11 Board meeting minutes – previously emailed (approval vote –unanimous)

Treasurer's Report - Documents emailed by HOA Management (approval vote -unanimous)

- Delinquent Dues - 16 members have unpaid dues totaling \$14,334.21
- Meeting with Legacy Bank – Sarah informed Board that Mr. Smalley believes their Bank's loan equals market standards. He would consider reviewing the loan specifications if we had a written offer from another financial institution.

Old Business

1. Budget
 - A. End of Year Projections – Should have enough funds carried over to pay Jan 2012 loan payment.
 - B. Outstanding Expenses – Discussion on tasks that need done in 2011 and estimated cost.
 - C. Prepare 2012 – Sarah will email suggested budget for review at December's meeting.
2. Delinquencies – HOA Mgmt informed the Board of a member who has filed for bankruptcy. All lots with past due balances have liens except one member is on a payment plan. Discussion on past due members. Deferred decision until Dec. meeting.
3. Exemption Update – Ryan lead discussion on Board's exemption decision & possible legal action. HOA Mgmt will email the Board a list of billable & non-billable members received from the previous Pool Manager. Deferred decision on credits and 2012 member list for invoicing until Dec. meeting.
4. Insurance Claim Update –
 - A. Covers – Replaced and paid
 - B. Sheetrock Damage in Meadows clubhouse – Ryan will contact vendor again. Previous vote to spend up to \$300.00 for repairs & paint.

- C. Gutters – Replaced – Invoice given to HOA Mgmt tonight at board meeting.
- D. Sun Awnings – Tim will evaluate repair and removal for winter.
- 5. Shared Well Contracts
 - A. Legends – Discussion on Legend’s HOA tapped into AHSFMA well/sprinkler system behind Legend’s clubhouse last year. Ryan had a draft copy of a “shared well” contract. It was recommended that the HOA pay for 2011 usage before the end of the year. It will difficult to assess the HOA usage since the well for the Legend’s facility is not on a separate electric meter. Deferred decision until Dec. meeting.
 - B. Enclave – Will need to complete a contract before next year.
- 6. Winterization Checklist –
 - A. Pools – Closed
 - B. Bathrooms – John & Rodney will close Enclave on 14th. Will confirm written procedures are correct.
 - C. Storerooms – John & Rodney will confirm everything is stored properly on the 14th.
 - D. Awnings – Tim will evaluate repair and removal for winter.

New Business

- 1. Off-Season Work – Ryan noted there were many items mentioned on earlier list that have not been completed on the facilities.
 - A All Pools’ markings repainted - will schedule in before 2012 season
 - B. Landscaping – Dead Trees – will schedule in 2012 season.
- 2. Heating & Cooling Contract – Rodney will renew Fahnstock contract and change service dates to Heating = Oct/Nov & AC = May/June. (approval vote – unanimous)
- 3. Cleaning Clubhouses – Discussion on cleaning schedule for inside & outside of clubhouses. Carpet was cleaned at Legends 10-8-11. Will schedule 4 times in 2012 starting in Jan. Rodney will requests bids for steam cleaning Meadow’s clubhouse floor & deep cleaning both clubhouses. Meadow’s clubhouse will be cleaned by early Nov. 2011.
- 4. John O. repair list
 - A. Change sand in filter at all pools - Motion approved for John to change out before 2012 season the sand in filters at Enclave & Meadows. (approval vote – unanimous) Will change Fairways and Legends in 2013.
 - B. Need new liner in Meadows & repair work on vermiculite in adult pool – Will repair before 2012 season.
 - C. Repair Fairways pump – Motion for John to remove and have pump replaced. It will be stored and installed before 2012 season. (approval vote – unanimous)
 - D. Holes & wrinkles in Fairways Liner – Will schedule repair before 2012 season.
 - E. Concrete pad dropped at Enclave pool NE side – Rodney will evaluate if water leak or sprinkler caused damage. Rodney will get quote for replacement or “jack up” 10x12 concrete section & get quote to repair cause of problem.
 - F. Grind tree stumps at Enclave. – Will schedule spring of 2012.

5. Fountain for Legend's clubhouse pond – Ryan made a motion to allow Legend's HOA repair & install fountain in pond directly east of Legend's clubhouse & pay for utilities. Discussion on HOA liability for maintenance, installation & removal and \$6,500.00 value. (non-approval vote – 2 no TC, SF, 1 yes RN, 1 abstained JO)
6. Rocks around Legend's clubhouse pond – Ryan made a motion to allow Legend's HOA to install at engineered specifications rock around the pond directly east of the Legend's Clubhouse with all installation & all damages repaired and paid by the Legends' HOA. (approval vote – unanimous)
7. Letter to Developer – Sarah presented a letter to be sent to Developer requesting roads to be finished in the 16th Meadow's addition and connected to other additions. Also requested the Developer's sales projection for 2012. Letter approved and Sarah will mail this week.

Next Meeting Dates

- 2011 AHSFMA Board Meeting – Dec.5th

Meeting adjourned at 8:56pm

Minutes submitted by Sarah Funke



Auburn Hills Swimming Facility Master Association

October 13, 2011

Mr. Jay Russell
West Wichita Developer
PO Box 75337
Wichita, KS 67275

Dear Mr. Russell,

The Auburn Hills Swimming Facility Master Association (AHSFMA) is requesting a completion schedule of the streets in the remaining undeveloped areas of the Auburn Hills 16th Meadows Addition. Several members have complained about the only access to the Meadows pool & clubhouse, which was completed in 2008, is by Maple Street. It would be more convenient and safer to access the Meadows facility if Fawnwood St. & Onewood St. were finished and connected to the other additions.

These undeveloped areas and unsold lots reduce the AHSFMA potential members and revenue. The pool association facilities are in need of renovation and repairs. Unfortunately, because of our limited membership dues, the Board has not been able to maintain all the facilities as well as our members expect and deserve. Please provide a projected sales forecast for 2012. These numbers will be helpful to complete our 2012 budget.

I appreciate you reviewing this situation and providing the information at your earliest convenience. If I can provide any other information, please do not hesitate to contact me at 316-841-4593.

Sincerely,

Sarah Funke
AHSFMA Secretary

CC: AHSFMA Board