

Auburn Hills Swimming Facility Master Association (AHSFMA)

Board Meeting – March 12, 2012

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

Board Members Present:

Tim Clark – President (President of Fairways)
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:

Richard Chrisco – Director at Large, excused (Voting Proxy submitted)

Management Present:

Brenda Wright
Ashley Augustine
Rodney Wright

Guests Present:

Carolyn Oborny from Enclave
Paul Davis from Legends – Auburn Hills 13-16 HOA
Mark Perry from Meadows – Auburn Hills 13-16 HOA

Approval of Minutes:

- **Motion: To approve Minutes from January 9, 2012 Board Meeting and January 28, 2012 Supplemental Board Meeting.**
- **Vote: Motion Approved Unanimous.**
- **Minutes approved to be put on website.**

Agenda item - Legends shared wells moved forward in order:

Paul Davis representing the Auburn Hill 13-16 HOA submitted a shared well water license agreement proposal and a report on electrical use to support a contested bill for the **unpaid** amount of \$771.24 for 2011. After a lengthy discussion the amount was negotiated to \$700.00.

- **Motion: To accept \$700.00.**
- **Vote: Motion Approved Unanimous.**
- **Resolved: The Auburn Hills HOA pays AHSFMA for the amount of \$700.00.**

Paul Davis presented the board with a proposal of future payments of \$250.00 a year from Auburn Hills 13-16 HOA to AHSFMA for usage of the shared well. After a lengthy discussion the following motion was made.

- **Motion: \$500.00 a year for usage plus ½ of all maintenance costs and could be terminated after 2 years (1/1/2014 to renegotiation).**
- **Vote: Motion Approved Unanimous.**
- **Resolved: Paul Davis will take the Boards decision back to the Auburn Hills HOA for consideration.**

Treasurer's Report given by Sarah Funke:

- Budget spreadsheet summary presented and distributed for 2012 (January and February). Approximately \$20,000.00 behind budget because of unpaid dues.
- \$30.50 under the line item marked bank service fee was for going over the allotted bank transactions. Bank account was changed to allow 400 transactions monthly instead of 150 per month.
- Tim Clark, Sarah Funke, and Brenda Wright are now on AHSFMA signature cards.

HOA Management report given by Brenda Wright:

- Written financials and unpaid dues reports were presented and distributed.
- HOA Management electronically sends financials and delinquent dues on a monthly basis to Board of Directors.
- **Motion: At the end of the month write off the \$4.95 amounts. It is cost prohibitive.**
- **Vote: Motion Approved Unanimous.**
- **Resolved: HOA Management will make the adjustment.**
- **Motion: HOA Management will make refunds to members who overpaid.**
- **Vote: Motion Approved Unanimous.**
- **Resolved: HOA Management to issue refunds.**
- HOA Management will continue to follow AHSFMA policy for unpaid pool fees
- 18%APR interest on payment received after January 31st (annually). A certified letter will be sent May 15th to any member that is late and giving the member until June 1st or a lien will be placed on property. Note: Do not need approval for a lien. Liens will automatically be placed in June.
- HOA Management will temporarily hold clubhouse and or pool website reservation until deposit is received. AHSFMA must have \$100.00 deposit within (7) business days to hold reservation date permanently. No member can reserve a clubhouse or pool if dues are not paid. Each household can reserve the clubhouse or pool once a year free of charge. Any additional reservations will be charged \$75.00.
- Cleaning Service 2 or 3 times as needed and quarterly carpet cleaning if needed.
- **Motion: To accept bid from Heaven's Helpers Cleaning, Inc.**
- **Vote: Motion Approved Unanimous.**
- **Resolved: HOA Management to contact and hire cleaning company to begin service to Meadows and Legends Clubhouses.**

Old Business:

- Need an agreement on file for the shared well with Stoneleigh.
- Ryan Nall is working to install basketball goals.
- HOA Management to make sure website rules and pool signs are the same. No smoking, No alcohol, No glass container. No smoking signs will be priced.
- It was decided to wait on the sun shade awnings repair.
- The property around the clubhouses will be serviced by volunteers. Outside bathrooms will be cleaned by pool and/or cleaning vendor.
- **Motion: To accept a bid and/or any other bids that are less than a \$1,000.00 of the two bids already submitted for concrete repair at the Enclave pool.**
- **Vote: Motion Approved Unanimous.**
- **Resolved: HOA Management together with John Oborny will the handle bid process.**

New Business:

- **Motion: To send a letter to homeowner re: AHSFMA membership policy with agreed approach due to a disgruntled homeowners desire to opt out.**
- **Vote: Consensus Motion Approved – four in favor, one opposed**
- **Resolved: A letter will be sent to homeowner.**
- **Motion: Hire Platinum Pools.**
- **Vote: Motion Approved Unanimous. After discussion and review of four bids and services it was decided to again contract with Platinum Pools.**
- **Resolved: HOA Management to contact Platinum Pools on services needed and to voice complaints on last year's service. (i.e. cleaning of bathrooms and pool care) Note: Volunteers will help with opening the Enclave, Fairway, and Legend pools. Platinum Pool Services will open the Meadows pools. Platinum will close all the pools after Labor Day.**

Continue New Business

- **Motion: Hire Countryside Lawn Service.**
- **Vote: Motion Approved Unanimous. After discussion and review of three bids and services, it was decided to again contract with Countryside.**
- **Resolved: HOA Management to contact Countryside Lawn that bid was accepted and services will begin as requested.** Note: Volunteers will help with opening the irrigation system at the Meadows. The Enclave and Legends are already being taken care of by companies. Countryside will need to open the Fairways irrigation system and get the back flow valve certified. Countryside will winterize the Fairways and Meadows irrigation systems. The Enclave and Legends irrigation systems will be closed by their respective companies.
- **Motion: To hire Platinum Pools to replace liner.**
- **Vote: Motion Approved Unanimous**
- **Resolved: HOA Management to obtain price with budgeted amount decided and hire Platinum Pools to install.**
- Ryan Nall will organize volunteers to remove the smaller dead trees.
- John Oborny volunteered to fix fencing where needed.
- Tim Clark volunteered to fix PVC irrigation pipe along Fairway's south fence.
- **Motion: To have the fountain in the Legends either evaluated and/or fixed if within \$500.00.**
- **Vote: Motion Approved Unanimous.**
- **Resolved: HOA Management together with Ryan Null will work on this project.**
- Ryan Nall volunteered to stain the Meadows playground equipment with help.
- **Motion: AHSFMA will pay for stain.**
- **Vote: Motion Approved Unanimous.**
- **Resolved: Volunteers will stain the Meadows playground equipment.**
- John submitted an additional "More 2012 Tentative to Do List" of items that he will try to accomplish before the pools open Memorial Day. Costs incurred by John will be reimbursed by the Association.

Next meeting will be on May 14th.

Next Member's meeting on June 23rd.

Meeting adjourned at 9:30 PM

Minutes submitted by: Linda Flick