

Auburn Hills Swimming Facility Master Association (AHSFMA)
Members Meeting

January 5, 2013 – Auburn Hills Golf 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)
Sara Kepley – Director (President of Legends/Meadows)
Richard Chrisco – (Director at Large)

Absent:

Ironwood HOA Representative – NA

HOA Management Present:

Rodney Wright
Ashley Augustine

Members Present:

71 homes were represented in attendance and/or by proxy

Meeting was called to order at 10:07AM

Welcoming the Homeowners and Introduction of the Board Member by Tim Clark

Approval of Minutes:

- **Motion: To approve Minutes from the June 23, 2012 Members Meeting**
- **Vote: Motion Approved Unanimously by Board (members present only may vote)**
- **Minutes approved to be put on website**

Treasurer's Report given by Sarah Funke:

- Balance sheet was reviewed and showed cash assets at the end of November at \$49,628.91 and the end of December \$42,000.00. The Clubhouse/Pool Loan balance at the end of December was approximately \$690,000.00.
- Sarah reported that the collection agency was still working on 11 members with unpaid dues/and or penalty fees. Approximately \$10,000.00 is still owed to the Pool Association.
- Sarah recognized and thanked John Oborny for his outstanding volunteer contributions this year with landscaping, irrigation system and pool maintenance.
- Sarah reviewed the Income Statement and pointed out that \$3,547.00 (listed as property improvement) went to pay for sidewalk repair requested by the city at the Enclave pool.
- Reported that after all repairs expenses were still \$30,000.00 less than 2012 Budget.
- Line item Bad Debt/Write Off on the income statement is due to bankruptcies.
- Sarah reviewed the refinancing fees with the proposed new bank loan with Mutual of Omaha.
- **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.**

Old Business:

- Rodney reviewed the Pool and Clubhouse Reservation Policy (rules and regulations are posted on the website www.auburnhills.com). Member asked for clarification of advance reservation policy regarding 90 days vs. 3 months. After discussion it was agreed that the Board would review this policy at the next Board meeting.
- John reviewed possible volunteer opportunities and encouraged members to sign up at meeting to help.
- It was brought to the attention of the Board that support cables were still around trees at the Meadows (causing damage and needed to be removed), lighting was poor around the Meadows pool area for night swimmers and ropes were not always in place or available to divide the deep and shallow water. Members were instructed to call HOA Management or their HOA representative with concerns. It was agreed that safety issues will be discussed at the next Board meeting.

(Continue Old Business)

- Question was asked re: Basketball Goals. Safety issue with the one at the Legends and the absence of one at the Fairways. It was agreed that the Board would review this at the next Board meeting.
- Member requested the Board to repair & install fountain for pond behind the Legend's clubhouse. Also requested to resolve the problem with trash and reseed an area around the Legends pond. After discussion it was agreed to discuss at next board meeting.
- Member informed board members of 4 fence post that need to be replaced and problem with sprinkler system at the Fairway's pool. Board will add to agenda at next board meeting.

New Business:

- Sarah reviewed the debt history for AHSFMA from 2003 to 2013, including a description of the 4 facilities, loan date, loan amount, interest rates and loan terms. (document kept on file with the Pool Association)
- Sarah reviewed the projected budget for 2013 requested by Mutual of Omaha Bank.
- Sarah reviewed the new loan terms and the financial benefits (new loan payment schedule and new loan interest savings) moving the AHSFMA mortgage loan from Legacy Bank to Mutual of Omaha (MoO).
- **Motion: To close discussion and vote on the terms and conditions by MoO**
- **Vote: Motion Approved Unanimously**
- **Resolve: After a lengthy discussion the members were asked to cast their ballot one per household.**

The written votes were counted and results announced 68 yes to 3 no. As a result of the vote by the members the Mortgage Loan will be moved from Legacy Bank to Mutual of Omaha as soon as reasonable.

- Sarah reviewed the current listing in the Pool Bylaws regarding board composition. The members approved the following revision: **Of the (7) seven available Board positions; (5) five positions are reserved for the President or their appointed representative of each of the HomeOwnersAssociation (HOA) within the Auburn Hills Swimming Facility Master Association (AHSFMA). (2) Two positions are reserved for director at large positions elected at the annual Member's meeting. If any of the HOA's do not have representation at the annual Member's meeting when the elections are held; additional at large positions may be elected to fill the vacant HOA position (s). All director at large position terms are from annual meeting to annual meeting.**
- The 5 members positions reserved are Tim Clark (Fairways) John Oborny (Enclave) Sara Kepley (Meadows and Legends) and Linda Flick (Stoneleigh).
- The President of Ironwood was contacted and declined to serve or appoint a representative. The newly elected members at large are Sarah Funke (Fairways), Ryan Null (Meadows) and Dan Withers (Meadows).

Meeting and Website

All meeting dates and minutes are posted on the website www.auburnhillspools.com .

2013 Board meeting dates: February 11th, March 11th, May 13th, June 10th, August 12th, September 9th and December 9th. All Board meetings are held at the Legends Clubhouse at 6:30PM unless otherwise announced.

Meeting was adjourned at 11:55AM
Minutes submitted by: Linda Flick