

Auburn Hills Swimming Facility Master Association (AHSFMA) Board Meeting Minutes – Monday, March 10, 2014

Board Members Present:

John Oborny – President (President of Enclave)
Sarah Funke – Treasurer (Director at Large)
Linda Flick – Secretary (Representative for Stoneleigh)
Sara Kepley – Director at Large (President of Legends/Meadows)
Ryan Nall – Director at Large
Debbie Travis – Director at Large (President of Fairways)
Vacant – Ironwood (filled with additional Director at Large at January 2014 Members meeting)

HOA Management Present:

Ashley Augustine

Board Members Absent:

Dan Withers – Vice President

Guest Present:

Mike Welty

Call to order at 6:34 p.m.

John moves guest (Mike Welty) up on the agenda

Guest requests the following from the Board:

- In order for the homeowner to drill for water to irrigate his lawn the drilling company suggests that he provide the Board with two options: one was to drill on the pool property. Second was to remove a tree on the pool property so the truck could gain access to the homeowner's back yard. Front yard or sides were not an option due to city ordinance.
- **Motion:** The Board will approve taking one tree out, the second tree on the north side or another further south of the tree line, inside, northeast of the picnic area of the pool property. Any damages and/or expenses are the homeowner's responsibility. **Vote:** Motion Approved unanimously. **Resolve:** After a lengthy discussion and a tour of the property next to the Legends Clubhouse the Board agreed that tree removal was the best plan of action to solve his problem.

Approval of Minutes:

- Motion: To approve minutes from December 9, 2013 regular Board Meeting and Board minutes from January 11, 2014 Supplement Board Meeting right after the Annual Members Meeting to nominate the positions. Vote: Motion Approved unanimously by Board Members in attendance during those meetings. Resolve: Minutes ready to be posted on website.

HOA Management Report given by Rodney Wright:

- Routine financials were distributed to the Board Members
- Cash Assets are \$204,314.83 (total between checking and saving).
- Motion made to waive 8 accounts owing late fees of \$4.45. Motion dies without a second.
- New Motion: If dues are not paid on time, any late fees and/or penalties will remain on the account and will be forwarded to the next year. Vote: Approved unanimously. Resolve: After a lengthy discussion, the Board decided not to waive fees.
- AHSFMA late fees are assessed on February 1st of each year. 18% APR amount for late fees. Delinquent notices sent on March 1st and monthly. Intent for collection sent on May 15, giving 15 days to pay. After June 15th account will automatically go to CCM Enterprise for collection

Treasurers Report given by Sarah Funke:

- Budget appears in order
- Reviewed scheduled maintenance for 2014: included new magnet and badge card system at all facilities except Fairway which was installed last year, painting the Legends Clubhouse and repairing wood rot and caulk, replace pool liners at the Legends and the Fairways, adjust/repair gate at the Meadow's, stain all playground equipment and the bridge at the Legends. Painting and repairs completed at the Enclave and Fairway.

Business:

- Fountain at the Legends Lake - item dies for lack of discussion.
- Board members will communicate with lawyer on court case scheduled for the end of April. Clarify Attorney fees. If Attorney does not win the case, nothing is paid and the collection company declares a loss.
- Discussion on members who opted into the pool Association at the time of formation and have been paying pool dues for years showing their intent to belong. No action taken.
- John reviews all other maintenance issues suggested to be done on May 3rd AHSFMA Work Day.
- Ashley contacts Linda when Clubhouses are cleaned and walk through the facilities is done.

- **Painting the inside and outside of Legends Clubhouse will take place in the fall when pool is closed.**
- **Motion: To have National Catastrophe Restoration Inc. (NCRI), using commercial equipment, be hired to deep clean the flooring at the Meadows. Vote: Approved unanimously. Resolve: after a lengthy discussion, and the fact that the floor has never been commercially deep cleaned, the Board thought it was time based on appearance. NCRI was the lowest bid and had more experience with hard surface flooring. HOA Management will schedule the cleaning.**
- **HOA Management to ask Platinum Pools to do a better job in cleaning the bathrooms.**
- **Motion: To hire Keller Lawn Service. Motion: Approved (5 yes 1 abstained). Resolve: After the Board reviewed bids for lawn service. Pricing was comparable. Keller did a satisfactory job last year and fulfilled criteria.**

2014 Board of Directors Meetings are as follows: May 12th , June 9th , August 11th , October 13th , and December 8th.

Meeting adjourned at 8:45pm