

Auburn Hills Swimming Facility Master Association (AHSFMA)
Summer Members Meeting
June 23, 2012

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 at Large (President of Legends/Meadows)

Absent:

Richard Chrisco – Director at Large, excused
Ironwood HOA Representative – vacant

Members Present:

11 homes were represented

Meeting was called to order at 10:05AM at the Meadows Clubhouse

Approval of Minutes:

- **Motion: To approve Minutes from the January 28th 2012 Member Meeting**
- **Vote: Motion Approved Unanimous**
- **Minutes approved to be put on website**

Treasurer's Report given by Sarah Funke:

- Balance sheet was reviewed. As of 5/31/2012 there is \$128,795.69 in the bank with outstanding mortgage of \$710,688.43. Mortgage to be refinanced before and/or on May 15th of 2013 with Legacy Bank if the Association refinances with Legacy.
- Member asked a question about Landscape fuel surcharge and board will review contract for justification of charge.
- Discussion on unpaid dues. As of 6/12 - 19 unpaid - 12 liens – 6 carry over and 6 new. Association has to carry lien charges until settled.
- Member voiced concern over lack of operating funds for the year and it was clarified that the association **does have** a reserve, if necessary. With volunteer work being done to defray operating costs, the priority would be to build a reserve for possible lower interest rates on the mortgage loan which is now at 6.25APR and continue to collect unpaid dues to show financial responsibility. Hopefully locking in a better interest rate for more than 3 years.
- Report included that the budget is a forecast and is constantly being revised during the year by the board. Any unbudgeted maintenance issues or repairs that can be postponed will be reevaluated at the end of the year.
- Question was asked if the cameras and video equipment were operational. Board member clarified that the equipment was old technology and was **not** useable.
- Member asked for clarification on the 5/1/2012 to 5/31/2012 Income Statement re: how revenue and income was determined. It was explained that the total income (so far this year) is 138,969.99 less 40,156.98 for expenses **so far** = 98,813.01. It was explained that the expenses are just beginning with opening of the irrigation and pool for the summer months.
- Asked if any new income would be coming in. Any new revenue would be if unpaid dues and fees could be collected, transfer fees and, if applicable, clubhouse rental fees.

Continue Treasurer's Report:

- **Motion: To approve the Financial Report**
- **Vote: Motion Approved Unanimous**
- **Resolve: After a lengthy discussion and detailed clarification the members voted to approve the financials.**

Unfinished Business:

- President reported very little vandalism. Stated a few after hours swimmers (by jumping fences) and hose left on at the Fairways. HOA Management has received calls in the late hours re: swimmers. Member suggested that that would be a trespassing issue and witness should contact the police not the management.
- President reported that due to extensive problems with the Fairways gate a new lock system will be installed and will be tested as a model for the other pool gates as needed.
- List was reviewed on possible volunteer opportunities.
- Member volunteered to organize tree removal at the Legends. Contact information was recorded.
- Member suggested establishing a work day each year.
- Basketball goals ready for installation at the Fairways and Legends. It was suggested that board consider non replacement if broken on a regular and continual basis. Reviewed on a case by case basis.

New Business:

- Member asked to review pool guest accompaniment policy. All guests must be accompanied by homeowner.
- Member asked question on policy re: alcohol and smoking in the pool area. No Alcohol (Insurance Stipulation) or Smoking (City Ordinance) in the pool area. **No glass container allowed.**
- Member asked to review pool reservation policy on weekends. All members in good standing have the opportunity to reserve the Fairways Pool on Friday nights from 5 to 10PM. The Legends and Meadows Pools on Saturday nights from 5 to 10PM and the Enclave Pool on Sunday nights from 5 to 10PM. Calendar is posted on the website and reservations are taken on a first come basis.
- Member asked the question if there is a policy letting members to opt out of pool association in the Fairways. All members who have shown their intent to belong by paying dues are members. The pool association does not have any provision for a member to opt out of the pool association.
- Member asked if the board could up the fees annually. Yes, up to 10% a year. It was explained the goal is to live within our means not raise dues. There was a dues increase of \$30.00 in 2010. It helped pay for maintenance on Clubhouse Heating and AC, pool liner replacement at the Legends, gate frame modification and wiring repair and pool liner replacement in the Fairway's, liner replaced in the adult pool in the Meadow's and new basketball goal. Insurance paid for liner replaced in the adult Enclave pool in 2010 and 2011 insurance paid for in roof and gutters on facilities due to hail storm. Pool liners have a 4 to 5 life unless otherwise damaged. Maid service to the clubhouses on a quarterly basis.

Meeting and Website

All meeting dates and minutes are posted on the website www.auburnhillspools.com
Next Board meeting is August 13th at the Legends Clubhouse 6:30PM

Meeting was adjourned at 11:30AM
Minutes submitted by: Linda Flick