

## **Auburn Hills Swimming Facility Master Association (AHSFMA)**

### **Board Meeting – August 13, 2012**

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

#### **Board Members Present:**

Tim Clark – President of Fairway  
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:**

Rodney Wright  
Ashley Augustine

#### **Guest Present:**

Jason Chambers - Business Development with CCM Enterprises  
Jim Flick  
Carolyn Oborny

#### **Approval of Minutes:**

- **Motion: To approve the Minutes from May 15, 2012 Board Meeting and June 5, 2012.**
- **Vote: Motion Approved Unanimous.**
- **Resolve: Minutes to be posted on website.**

**No minutes from the scheduled June 11, 2012 Board Meeting. No official meeting, only one Board Member present.**

Jason Chamber, Business Development, gave a presentation to the Board and explained his relationship with HOA Management and how he could be of help to the AHSFMA in collecting dues owed by members.

- **Motion: To turn over to the collection agency (CCM Enterprises) 13 members of AHSFMA with open past due accounts.**
- **Vote: Motion Approved – five in favor, one abstaining. After a lengthy discussion the Board recognized the need to use the collection agency for Account Numbers 15891, 15918, 15917, 15961, 15876, 15940, 15775, 15919, 15635, 15786, 15771, 22270, 16057. If applicable. 15786 in question. The agency can try and collect from owners who foreclosed on their home, but cannot with most bankruptcy (files Chapter 7 - no, files Chapter 15 – some return - yes).**
- **Resolved: Rodney Wright will provide information to CCM Enterprises to proceed with the collection process.**

#### **Treasurer's Report given by Sarah Funke:**

- Sarah updated budget spreadsheet summary (August to December). Budget revisions and updates were approved.
- Sarah is working with HOA Management to better show the write offs on the financials.
- Sarah reported we are below budget at this time for the year with \$27,089.52 estimated cash reserve after August-December expenses.

#### **HOA Management reports distributed by Rodney Wright:**

- Written reports were distributed to board members including balance sheet, a check register with detail, income statement, new resident list, unpaid dues with addresses, and unpaid dues and penalty fees to date and resident prepaid HOA dues.
- HOA Management electronically sends reports on a monthly basis to Board of Directors to review.

#### **Unfinished Business:**

- John gave a report on all the problems with the pool liners at the Fairways and the Meadows. It was agreed to fix the leaks at the Fairways pool and replace the Children's pool liner at the Meadows in the spring of 2013. Enclave and Legends pool liners look good.
- John will turn off the automatic water fill at the Meadows to see if there was a leak to account for the higher water bill in that location. John reports he thinks the water loss in the pool at the Fairways may have been the main culprit for the higher water bill in that location. Platinum Pool had patched it so it should be less.
- Platinum Pools will close all the pools after Labor Day.
- **Motion: Have the Basketball Goals installed at the Legends and the Fairways in same positions for \$104.00 ea.**
- **Vote: Motion Approved Unanimous.**
- **Resolve: Ryan Nall to install as requested.**
- **Motion: Have the Parking Lot Lights fixed at the Meadows.**
- **Vote: Motion Approved Unanimous.**
- **Resolve: Ryan Nall to fix the lights (up to \$300.00) as requested.**
- Rodney reported that the lock system at the Fairway Pool will be installed at the end of the season.
- Ryan volunteered to fix the east door at the Meadows Clubhouse.
- John reported that the Fairways irrigation system is running 4 days a week at 20 minutes on each zone, Meadows every day each zone on 30 minutes and Enclave will be changed to 4 days a week at 20 minutes due to drainage problems near the playground equipment. Rodney monitors the irrigation at the Legends. John suggested some areas needing reseeding.
- Rodney reported 15 sprinkler heads replaced around the Legends Clubhouse and Pool.
- Ryan volunteered to power wash the clubhouses.
- Cleaning service once a quarter for the Clubhouses.
- Platinum Pools still need to do a better job cleaning the bathrooms.
- Ashley reported that weeds had been trimmed around the Legends Bridge.
- **Motion: To approve shared well agreement with Stoneleigh Village.**
- **Vote: Motion Approved Unanimous**
- **Resolve: Copy of the signed agreement will be kept on file by HOA Management.**
- Rodney reported that that the Auburn Hill 13<sup>th</sup>-16<sup>th</sup> was still working out the details of shared well agreement with the AHSFMA.
- Linda to call Gordon Long in the Legends re: tree removal.
- Ryan volunteered to look at possible irrigation leak behind the Fairways Bathhouse.
- Rodney to research a better interest rate with Mutual of Omaha Bank and Legacy Bank on our Mortgage and report back to the Board so we could discuss at the Septembers Board Meeting. Our existing loan will need to be refinanced in May of 2013 with Legacy Bank.

**New Business:**

- **Motion: To rename Clubhouse Rules and Regulations adding Pool and shall read Clubhouse and Pool... (See numbers 2, 3, 5, 7 of the rules and regulations).**
- **Vote: Motion Approved Unanimous.**
- **Resolve: Ashley-HOA Management will make the changes as requested.**
- After a lengthy discussion and decision on complying with current reservation rules. It was agreed to include "reservation cannot be made until invoices are mailed and payment is made in full for the current year". All Rules and Regulations are posted on the website [www.auburnhillspools.com](http://www.auburnhillspools.com)
- Rodney will contact all members who have made Clubhouse and/or Pool reservations in 2013 and explain the Board's decision to override his prior approvals. To assure all members have the same opportunity for making reservations; requests may be submitted when the current year invoices and member's account is paid in full. Reservations may be requested no more than 3 months in advance. The \$100.00 deposit must be received within 7 days after request is submitted to confirm reservation.
- Sarah submitted two forms to HOA Management to consider using. HOA Management will consider the one form entitled "Pool Key Activation and Payment" outlining payment plans for 2013.
- John to look at surveillance programs for the pools.

**Next meeting will be on September 10<sup>th</sup>.**

**Meeting adjourned at 9:25PM**

**Minutes submitted by: Linda Flick**