

Auburn Hills Swimming Facility Master Association (AHSFMA) Board Meeting – Monday 3-14-11, 6:00pm at Legends Clubhouse

Board Members:

Present:

Lynn Joynt – President - (AH North/Ironwood - Sub for President)
Tim Clark – Vice President (Fairways – President)
Bert Barrett – Treasurer (Stoneleigh - President)
Sarah Funke – Secretary (Director At Large)
John Oborny – Director (Enclave – President)
Ryan Nall - Director (Legends/Meadows –President)

Absent:

Patrick Knipp – Director At Large

Others Present:

Rodney Wright with HOA Management
(3) Pool Members – Copy of sign in sheet on file

Proceedings:

• Meeting called to order at 6:05p.m. by Lynn Joynt

• 1-15-11 Members meeting minutes – Approval deferred to next Members’ meeting per Tim Clark

Discussion on task requests from the members at the 1-15-11 meeting. The Board asked Sarah to give copies of documents that she has compiled to Rodney for filing. Some documents from Jerry Decker are at HOA Management. Debbie (member) stated the members wanted the documents to be on the web site. John recommended we place all 2011 documents on the web site and make all other documents available at HOA Management office for review.

• 2-9-11 Board meeting minutes with budget – Discussion & approval (**vote - unanimous**)

• Copies of minutes from 1-3-11, 1-5-11 & 2-9-11 Board meetings were given to Rodney for filing and requested to also scan on web site.

Treasurer’s Report - Documents provided by HOA Management

- Feb. 2011 Financials - Sarah asked if the (2) \$70.00 billing from Fahnestock could be duplicate invoicing. Sarah noted that Income Statement is not totaling all expenses correctly.

Rodney will check with Brenda and email everyone.

Rodney said he is meeting with a representative from Mutual of Omaha and will ask about refinancing. AHSFMA might not qualify because the unpaid dues must be less than 10% of total billing.

- Delinquent Dues – Documents provided by HOA Management. 101 members have not paid 2011 dues and an additional 59 have chosen the payment plan with the remaining balance due by May 1st. HOA Management mailed late notices to everyone over \$300.00 past due on 3-8-11.
- Rodney was requested to provide an address list and history of collections &/or liens per address by the next board meeting. Board deferred any action until next Board meeting.

Old Business

- HOA Mgmt received a request from the member at 15014 Moscelyn to be exempt from the pool association. According to document from the Sedgwick County web site, this lot was purchased July 5, 2001, which does not qualify for exemption. Rodney will advise member.
- June Board meeting rescheduled to June 23, 2011 per Lynn's request. We will need to send a mailing to notify members of the changes.
- June Members meeting rescheduled to June 25, 2011. The Golf clubhouse has been reserved.

New Business

- Results from facilities inspection on March 9, 2011 – list attached provided by Lynn.
- Roofing Bids – Documents provided by HOA Management. Bids from 4 companies were compared. John & Ryan had experience with All Star and their bid is less expensive. **It was agreed for Rodney to schedule roofing repair with All Star as soon as possible.**
- Guttering Bids - Insurance claim was around \$2,500.00. Ryan made a motion that he would get a bid from another vendor and coordinate with Rodney to choose the least expensive vendor and have the gutters repaired after roofing. Bert 2nd **(vote unanimous)**
- Pool Liner Replacements - Document attached showing summary of pool installation and repairs – provided by Sarah. Noted pool vendor suggested liners should be replaced every 4 – 6 years. Discussion - John agreed with summary showing replacement of Fairway's this year, Legend next year than Meadows 2013 or as needed. **Bert made a motion to replace liner in Fairway's pool before opening this year. Tim 2nd (vote unanimous)**
- Pool Covers – John will coordinate replacement at the end of this season. **It was agreed to reserve \$5,000.00 of insurance payment for pool covers' payment.**
- Siding, Power Wash & Outside Painting – Per facility inspection list attached. **It was agreed that Ryan will coordinate with volunteers to complete repairs at all facilities.**
- Pool Shades – per insurance claim - **Rodney will get bids to repair or replace.**
- Basketball Goals – Ryan presented information on new goals for the Meadows Addition. Discussion on +/- of adjustable goals. Noted BB Goal at Legends is broken and will not adjust. Ryan will research part to repair Legend's BB Goal. **It was agreed to defer decision about purchase of new BB goal until next board meeting.**
- Landscaping - Confirmed with Rodney that the vendor's contract was only for mowing, lawn fertilization & sprinkler start up & shut-down. Ryan will coordinate volunteers for other landscaping needs.

- Member at 1506 Fivewood has requested to be exempt from the pool association. According to the Sedgwick County web site this lot was purchased March 16, 1999. Tim raised the question if any lots in the Fairways Addition can be exempt since they are shown on Exhibit A of the Declaration. There was a long discussion about what past pool manager & Developer had said about exemptions. Asked if anyone knew an attorney that might volunteer their time for document review & give an opinion. John mentioned a member in the Enclave addition. Diana (member) offered to contact the attorney. Sarah will coordinate with Diana to see if Brenda will help. **Board deferred all action on requests for lot exemption until next board meeting when we might have legal advice.**
- Discussion if renters can access pool. Tim (member) stated pool rules requires pool member to be present with guests. That would require the owner of the lot to go with the renter to the pool. **Board deferred any action until next Board meeting.**

Meeting adjourned at 9:30pm

Minutes submitted by Sarah Funke