

Auburn Meadows HOA
2/10/15

1. Call to order (Bradley Bollinger):

- a. Quorum: Yes
- b. Board members present: Bradley Bollinger, Max Dubroff, Joel Rathke, Donna Wissler
- c. Board members absent: Doug Ledgett, Fran Kleese, Burke Langrall

2. Minutes of last meeting (Max Dubroff):

- a. Additions/corrections: None
- b. Approval: Yes

3. Treasurer's report (Max Dubroff):

- a. Balance of current assets as of Jan 31, 2015: \$52,841.07
- b. Checks deposited after Jan 31, 2015: \$ 8,400.00
- c. Estimated obligations for remainder of year: \$52,402.98
- d. Reserve: \$ 8,838.09
 - i. Our minimum standard is \$10,000.00
- e. Budget for capital expenditures: \$ zero
 - i. Nothing can be planned until dues come in from delinquent owners = \$12,423.71
 - ii. If all pay, we will have up to \$11,261.80

4. Committee reports:

- a. Architecture (Doug Ledgett): No report
- b. Newsletter (____): No report
- c. Pool (Max Dubroff): The re-plumb of the pump/filters is 90% complete. There are a few things on the capital expenditures in addition to this.
- d. Safety (Doug Ledgett): No report
- e. Social (____): Max Dubroff received the inputs and the previous file in order to assemble an updated neighborhood directory. Donna Wissler will consider whether she has the time to update the directory. (TBD)
- f. Website (____): Max Dubroff continues to maintain it for now

5. Old business:

- a. Board members [OPEN]: The board is discussing this via email.
 - i. Fran Kleese is no longer able to serve as secretary.
 - ii. Kim Ryan is willing to be a board member.
- b. Spring/Easter festival [OPEN]:
 - i. We need at least 3 people to volunteer to organize this. If we do not have 3 people by Mar 4, 2015, this event will not be coordinated or supported by the HOA.
 - ii. Contact Bradley Bollinger at bradley_bollinger@yahoo.com if you are interested
- c. Summer/July 4 festival [OPEN]
 - i. We need at least 3 people to volunteer to organize this. If we do not have 3 people by May 4, 2015, this event will not be coordinated or supported by the HOA.
 - ii. Contact Bradley Bollinger at bradley_bollinger@yahoo.com if you are interested
 - iii. The HOA already decided there will not be fireworks.
- d. Meeting schedule for 2015: Feb 10, May 12, Aug 11, Nov 11
- e. Community yard sale schedule for 2015: May 2, Aug 1

6. New business:

- a. 28 residents are delinquent on dues [OPEN]:
 - i. Second notices (with late fee) were sent Feb 5, 2015
 - ii. Warning letters will be sent on or around Mar 5, 2015
- b. If anyone notices equipment problems in the fitness center, report it in the log book that is on the counter top. [CLOSED]
- c. If anyone notices any problems in the clubhouse, report it via email to the board. [CLOSED]
- d. Lawn contract renewed (5% increase this year; the first increase in at least 3 years). [CLOSED]
- e. Pool contract renewed (no change this year). [CLOSED]
- f. Insurance policy renewed (no change this year). [CLOSED]
- g. Capital expenditures priorities for 2015 [OPEN]:
 - i. Re-plumb the pool pump/filters (underway): \$ 2,000.00

Auburn Meadows HOA

2/10/15

- ii. emergency phone box: \$ 350.00
- iii. pool deck expansion joints and compound (awaiting quote)
- iv. pool equipment (rescue floats and vacuum pole): \$ 170.00
- v. pool railings and ladder refinish (awaiting quote)
- vi. new door lock system \$ 3,650.00
- vii. exterior speakers \$ 400.00
- viii. gardens for the wood fenceline (Joel will get quote)
- ix. repaint pool fenceline (TBD)
- x. top off playground mulch (TBD)
- h. Future capital expenditures budgeting [*OPEN*]:
 - i. replace weathered pieces of playground (TBD)
 - ii. exterior lights (TBD)
 - iii. sign for pool hours inside clubhouse (TBD)
 - iv. "no diving" sign (TBD)
 - v. hand dryers for bathrooms \$ 355.00
 - vi. Auto External Defibrillator \$ 1,900.00
 - vii. new hardware for doors (TBD)
 - viii. security camera system (4 cams) \$ 4,200.00
 - ix. additional reserve \$ 1,000.00
 - x. fitness equipment: elliptical \$ 3,000.00
 - xi. tv for fitness center \$ 250.00
 - xii. phone in fitness center (plus service) \$ 400.00
 - xiii. pool deck spray overlay \$26,000.00
 - xiv. picnic pavilion (TBD)
 - xv. pool dolphin (vacuum) (TBD)
 - xvi. Est 2017 - pool cover \$ 6,000.00
 - xvii. Est 2022 - pool resurface \$18,000.00

7. Adjournment:

- a. Next meeting is scheduled for May 12, 2015 at 6:30pm

Recorded by Max Dubroff