

Auburn Meadows HOA

5/12/15

1. Call to order (Bradley Bollinger):

- a. Quorum: Yes
- b. Board members present: Bradley Bollinger, Doug Ledgett, Max Dubroff, Joel Rathke, Donna Wissler
- c. Board members absent: Kim Ryan

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 4/30/15: \$62,921.48
- b. Estimated obligations for remainder of year: \$43,389.13
- c. Reserve (min standard is \$10,000.00): \$10,000.00
- d. Budget for capital expenditures: \$ 9,532.35
 - i. If get dues from delinquent owners, add: \$ 2,253.71
 - ii. If all pay, we will have up to: \$11,786.06

4. Committee reports:

- a. Architecture (Doug Ledgett): No report
- b. Pool (Max Dubroff):
 - i. Pool repairs nearly complete and pool will open May 23
 - ii. Doug Ledgett stepped up to run the pool, too
- c. Safety (Doug Ledgett): Neighborhood watch is being considered
- d. Social (Bradley Bollinger): The volunteers are working on building the directory

5. Old business:

- a. Board members [CLOSED]:
 - i. Burke Langrall resigned as board member.
 - 1. Trae Warcup volunteered and was recognized as a new board member
 - ii. Trae Warcup volunteered to be secretary, taking care of these tasks:
 - 1. Agendas and minutes for meetings
 - 2. Web site
 - 3. Correspondence with homeowners
 - iii. Doug Ledgett volunteered to be the facility coordinator, taking care of these tasks:
 - 1. Sprinklers
 - 2. Clubhouse and pool facility and equipment, including filling the pool at the beginning of the season
 - iv. Max Dubroff clarified the duties for Treasurer:
 - 1. Check mail at least once a week
 - 2. Correspond with bookkeeper, authorize payments
 - 3. Correspondence regarding dues and liens
 - 4. Manage pool and clubhouse access (magnetic and standard keys)
 - 5. Monitor contracts
 - v. The board is complete; next elections will be at the Nov 11 meeting
- b. Summer/Independence Day festival [OPEN]
 - i. Terri Brewer Jungels is organizing this and has 10 volunteers to assist.
 - ii. The date is set for Thu, Jul 2
 - iii. Max will arrange for the pool to open until 9:30pm
 - iv. They are planning a parade and trying to get food trucks
 - v. They will be distributing flyers to request donations ... \$4,000 is needed to make it happen
- c. Meeting schedule for 2015: Feb 10, May 12, Aug 11, Nov 11
- d. Community yard sale schedule for 2015: May 2, ~~Aug 1~~ → rescheduled to Sept 26

6. New business:

- a. 4 residents are delinquent on dues [OPEN]:
 - i. Second notices (with late fee) were sent Feb 5, 2015

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- ii. Warning letters were sent on Apr 25, 2015 with 30 days until lien action will be taken. Privilege and access to the common areas will be denied.
- iii. There are 4 residents who are delinquent on late fees. These will not incur a lien, but privilege and access to the common areas will be denied.
- b. Financial planning [*CLOSED*]:
 - i. Discussion:
 - 1. Equipment (playground, gym, etc.) is aging and we need to plan for replacing in the future as it wears out.
 - 2. Contract costs (pool, lawn care, etc.) increase with inflation
 - 3. Current dues are low and are oriented toward basic maintenance without large improvement
 - ii. Decision: The board voted to raise the dues for 2016 by 10% to \$440.00
- c. Other topics discussed [*CLOSED*]:
 - i. Concern about neighbors' compliance with storage building and fence requirements (no action)
 - ii. Desire for a sports court (no action)
- d. Capital expenditures priorities for 2015 [*OPEN*]:
 - i. Re-plumb the pool pump/filters (underway): \$ 2,000.00
 - ii. pool deck expansion joints (awaiting quote)
 - iii. pool equipment (rescue floats and vacuum pole): \$ 170.00
 - iv. pool railings: \$ 800.00
 - v. new door lock system (Rob will get quote)
 - vi. exterior speakers \$ 400.00
 - vii. gardens for the wood fenceline (Joel will get quote)
 - viii. repaint pool fenceline (TBD)
 - ix. top off playground mulch (TBD)
- e. Future capital expenditures budgeting [*OPEN*]:
 - i. replace weathered pieces of playground (Bradley will request an inspection)
 - ii. exterior lights (TBD)
 - iii. emergency phone for inside gym \$ 415.00
 - iv. sign for pool hours inside clubhouse (TBD)
 - v. "no diving" sign (TBD)
 - vi. hand dryers for bathrooms \$ 355.00
 - vii. Auto External Defibrillator \$ 1,900.00
 - viii. new hardware for doors (TBD)
 - ix. security camera system (Rob will get quote)
 - x. additional reserve \$ 1,000.00
 - xi. fitness equipment: elliptical \$ 3,000.00
 - xii. tv for fitness center \$ 250.00
 - xiii. phone in fitness center (plus service) \$ 400.00
 - xiv. pool deck spray overlay \$26,000.00
 - xv. picnic pavilion (TBD)
 - xvi. pool dolphin (vacuum) (TBD)
 - xvii. Est 2017 - pool cover \$ 6,000.00
 - xviii. Est 2022 - pool resurface \$18,000.00

7. Adjournment:

- a. Next meeting is scheduled for Aug 11, 2015 at 6:30pm

Recorded by fforbuD xaM