

The Auberge' Homeowner's Association
Annual Meeting Agenda

November 15, 2013
7:00 p.m. in the Clubhouse

1. Call the meeting to order:

a. The meeting was called to order by Robert Shaw, President at 7:03 PM.

2. Proof of notice of the meeting: David Humphries

David Humphries, Secretary, verified on November 6, 2013 at 6:48 AM Robert Shaw, delivered by email to all members of the Auberge' HOA the Notice of Meeting. A motion to accept the proof of notice was made by the Secretary David Humphries and Linda Johnston seconded the motion. The motion carried.

David Humphries, Secretary, asked the number of members present as proof of a quorum. It was reported that 27 members were present representing 30 votes. 9 proxies were in hand, representing 11 votes.

The Secretary declared that a quorum was present.

3. Minutes of November 12, 2012 Annual Meeting: David Humphries

The Secretary, David Humphries, stated that on November 4, 2013 these minutes were delivered by the Secretary, David Humphries, to all members of The HOA by email. A motion was made and seconded to approve the minutes as presented. Motion carried.

4. Officer and Committee reports:

Auberge' HOA Year In Review Nov 2012-Nov. 2013

Robert Shaw

The last year has been very smooth compared to the prior two. The reason for that was due in large part to the excellent work done by the Standing Committees. They did an excellent job throughout the year. We all appreciate the time and effort donated by the Chairpersons and the Committee Members. In just a few minutes each Chair will present a brief review of their committee's activities. First, our Treasurer, Steve Greenfield, will report on the financial condition of the HOA.

Financial Report

Steve Greenfield

Steve made his verbal report to the members. He described the various financial statements and their function. The financial statements reflect a good financial position, as of October 31, 2013. (See Attached P & L and Balance Sheet).

He then answered questions.

Les Cypret asked about the 2014 budget and when it would be available. The answer: The board has approved a preliminary budget that includes a 5% dues increase. The final budget will be approved at the December 16, 2013 or January BOD meeting.

Les also expressed concern about having sufficient funds to maintain the Auberge' streets and other physical structures.

Linda described the BOD physical asset strategy for repair or replacement given the limited funds that are current projected over the next year or so. The discussion moved to funding the repair and replace of our assets. The consensus opinion of the members present was to increase dues by 10%, instead of the 5% previously approved by the board at its October meeting. Motion was made to accept the financial report by Les. Motion was seconded. Motion passed.

5. Committee Reports:

The Architectural Control Committee Annual Report

David Humphries

Members of the ACC: BJ Davis – recently moved away, Gary Hughes, Jim Roach (new member) and David Humphries, Chairman.

Note: Gary Hughes will be the new chairman as of January 1, 2014.

New Construction

For the year 2013, the ACC approved plans for the construction of five (5) new homes. Northwind Construction built two new homes in The Auberge', one presold and one spec. Starr Design Group (Tom McKenna) built a spec home in the Auberge' Village. And NewBerry Construction has started the construction of two spec homes in the Auberge' Village.

In March the ACC revised the building standards for the Auberge'. The amended version is dated March 18, 2013. This amendment is available on the web site.

The ACC contacted Ace Sign Company to get a bid for replacing the entry way sign. Ace Sign bid \$960.00 for an 8 X 8 sign. The bid included the cost of removing the existing sign and reusing two of the existing posts. The two outside posts would be cut off at ground level. As of November 15, 2013 the project has not received BOD approval. The Auberge' Board is looking into various funding strategies.

2013 Annual Report Of Clubhouse Committee

Diane Pearson and Sara Shaw

Two major functions this year. Spring Cookout and Oktoberfest, Both well attended. One more planned.

Annual Christmas Party scheduled for Friday, December 6th. Invitations will be going out soon, probably via email. RSVP

Clubhouse has been used more this year then years past. Approx 10 reservations and 3 or 4 still on the books.

Well maintained by members reserving.

Used regularly for Game day on 2nd and 4th Thursdays each month.

Christmas lights at main entrance will be professionally done.

Thanks to my committee:

Sara Shaw, Co-Chair, Gloria Canaday, Tia Creamer, Judy Cypret, Kay Deardorff,
Candy Hutchins, Sandra Kappus and Nina Walker

2013 Pool Committee Annual Report

Jeff Creamer

This year's swimming season started on time the Friday of the Memorial Day weekend and continued until the Tuesday following Labor Day without any serious incidents or accidents. CPI de-commissioned the pool the following Thursday for the season.

Some highlights follow:

- 1) Shower Repairs: The shower plumbing freezing problem has finally been corrected. Implementation of the "no fail" draining procedure we learned last year did the trick. No leakage problems this season!
- 2) Errant golf balls continue to be a problem. It was necessary to replace one broken clubhouse window pane this season. The guilty golf ball was found between the damaged panes! We are attempting to recover the costs incurred due to golf ball damage from White Hawk Golf Club management. No success to date.
- 3) As mentioned last year, a carefully worded letter was sent to all neighbors detailing proper operation of the pool gate lock at the start of the season. In spite, we incurred one failure this year which resulted in a fatal fault. It was necessary to purchase a new lock assembly. to the tune of \$315. The plan is to attempt a post mortem inspection of the lock and see if the failed part/s can be ordered from the manufacturer and a repair accomplished so that we'll have a spare!
- 4) We incurred additional expenses this year account our one year old emergency phone failed (\$102.) and both filter system multi-port valve assy's (\$315 each) died from old age. The phone was covered by warranty and a new one sent to us.
- 5) Our new policy of closing the pool each Monday until 5 P.M. for maintenance worked without a hitch. No complaints.
- 6) The attempt to change the pools status from "Commercial" to "Private" turned out to be more trouble than it was worth and the idea has been abandoned.,
- 7) As last year, CPI will not have their 2014 contracts prepared until December but Tony Snapp anticipates no increase.
- 8) We continue to get compliments about the quality of the pool operation from our patrons, and to show our appreciation for all their unselfish work, Tia & I had a barbeque party for our entire team and spouses (Nick Hanna, Bob Kappas, Steve King and Max Deardorff). A good time was had by all.

Respectfully Submitted

Jeff Creamer - Chairman

Landscape Committee Annual Report

Gail Stearns

November 15, 2013

1) Year in Review

a) For me, it was a very good year.

b) Take a look at the view at the entry and up & down our streets. The Auberge is looking good.

(If you don't agree, please volunteer to be on the Landscape Committee.)

c) Started in the spring with some concern for some of the Maple trees, but thanks to a wet spring and not so brutal summer, they all survived.

i) An extra tree disease treatment by Ryans Lawn & Tree Service was done on all trees in the spring. We will continue this treatment every year.

ii) Had Ryans Lawn & Tree look at the Pine trees around the pool due to the pine needle droppings. Determined this was a normal process and the trees are doing well.

d) Violent Storm in July caused loss of the tree along Yale behind Curtis Roberts house. Certainly not as devastating as watching your neighbors house burn down. Also had a tree split along Yale behind Libby Fairchilds house. Had the broken section cut out, but the tree survived.

e) Plants at the entry way.

i) Confetti Lantana was chosen for the East entry because it is a more drought tolerant plant. (The previous year we had begonias planted 3 times). Was not as vibrant or spectacular but at least it survived. We will do something different next year.

ii) Have planted ice plant and other succulents at the north gate which are doing nicely considering there is no source of water other than the rain.

iii) Individual "Re-do"s

a) Many residents have "stepped-up" to do additional plantings and improvements to the garden areas among the houses and at the streets. I want to say Thank You. I see this when I am walking, but by the time I get to the office and begin answering emails and voicemails, I forget to send a thank you note. It has been nice to see residents taking action.

f) Managing the Beast

i) With some training from Landmark, we now have a master schedule of watering times and how to take advantage of "Seasonal Settings".

ii) This allows the Landscape Committee to have more control over the water usage. We still have to monitor 14 different control boxes, but not 140 water zones.

iii) We still have issues with breaks in the irrigation lines and sprinkler heads (this will always be a part of the aging process), but Landmark had a new manager for the irrigation system this year. The response time was prompt, and communications between Landmark and the Landscape Committee improved.

iv) Marking problems with orange flags worked well. We will continue with this form of communication.

v) Increase in the cost of water. This one is out of our control. Thank the City of Tulsa.

vi) We have seen results in our efforts this year with water cost coming in under budget and allowing us to do other projects to enhance the Auberge.

- (a) Spraying for the Spring Dead Spot
- (b) Additional pansies at the entry way

Legal Committee 2013 HOA Annual Meeting Report

Robert Shaw

Legal activity in late 2012 and the first part of 2013 remained at about the same high level as in the prior two years. In July 2012 we had filed liens against Westec's 18 lots because they had not paid us the two years of deferred dues we were entitled to. It was clear that Westec had no intention of paying the HOA anything. Therefore, we authorized our attorney's firm to initiate a collection action against Westec on our behalf. The authorization was on a contingency basis which entitled the firm to retain 38% of anything they collected. We had no financial exposure what-so-ever. This action was separate from the liens. It argued that Westec was in violation of the CC&R. The Court awarded us a \$20 K judgment. The firm was unable to collect any of the judgment because Westec filed for Chapter 7 bankruptcy in early 2013.

In November Tulsa National Bank (TNB) started foreclosure action on the 18 lots. The terms of their mortgage allowed them to purchase the lots in-lieu-of going to court. However, they could not execute that option as long as we had liens against the lots. TNB paid us \$1500 to withdraw the liens. If they had proceeded with the court action we would have received nothing. In addition, TNB started paying dues immediately. TBN subsequently sold all 18 lots to Landstar, a large home building company.

In summary, we were unsuccessful in our attempts to collect what was owed us from Westec. However, I am relieved that the former Westec lots are now owned by a large reputable builder.

Security Team Annual Report

Ken Loden

The Team ...

Chairman - Ken Loden, Committee members – Dave Humphries, - Paul Peterson and Les Cypret

Mission ...

To insure the physical safety of our neighborhood and the residents who live here.

Areas of Responsibility:

- Perimeter Fencing and Pool Fencing
- Gates – Entry, Crash, Pedestrian and Pool
- Clubhouse Access
- Alarm System
- Exterior Lights – Gate, Side Entrance, Street and Pool Patio Area
- Emergency Phone
- Snow Removal

Accomplishments:

- Replaced light bulbs – Entry
- Fence repair
- Replaced pool gate lock
- Fixed Clubhouse front door lock
- Fixed North gate
- Bonded gas lines in Clubhouse
- Maintained gate software
- Held “class” on opening the gate during power outage
- Distributed keys to gate actuators to BOD and Security Committee

Yet To Do:

- Main gate operation in case of power outage – Bid in progress
- Perimeter fence repair (North)
- West crash gate repair – Fence company notified

Website Committee

Jeff Creamer

Much of the discussion this last year revolved round the name of our website. The BOD asked the committee to search for a new domain name to replace "aubergelifestyle.com" feeling we should not be attached to a past and no longer existent builder. A domain name search was initiated and the best fit available was "theauberge.net" The BOD voted to purchase the domain name. The name was purchased in July of this year for future use.

The decision to continue to use Brinkster as our Host has been put on hold pending resolution of costs involved. Dave Humphries and Greg Morris have been doing a good job keeping our website current. We are anticipating great things for our newly named website in 2014 and beyond.

Nominating Committee

Linda Johnston

The Nominating Committee emailed a notice to the membership informing them of the two open seats on the Board. Anyone interested in serving was asked to complete the enclosed forms and return to the committee. Four members responded, Max Deardorff, Ben Ford, Steve King and Jim Roach. These four candidates were judged to be very well qualified to serve as directors and were approved by the committee

6. Elect Directors: David Humphries, Secretary

- Collect proxy votes.
- Introduce the candidates.
This year we have two directors that have expiring terms. Robert Shaw and David Humphries have decided not to run for re-election. Four

individuals have expressed a desire to serve on the Board and have submitted their qualification to the nominating committee for approval. Linda Johnston the chairperson has reviewed information that was submitted by each candidate and finds them all to be well qualified to serve. Ballots and proxies has been email to all members of the HOA The four candidates are: Max Deardorff, Ben Ford, Steve King and Jim Roach. The four candidates were present at the meeting. The members were asked to vote for any two of the four candidates.

Ask vote tabulators for any nominations within the proxy votes
There were none.

Ask for nominations from the floor.
There were none.

If there are more than two nominees call for the casting of ballots. If there are only two nominees ask for unanimous consent.

Members were asked to cast their ballots. The ballots were collected and counted by Sandra Kappus, Judy Humphries and Candy Hutchins.

Casting of the ballots:

A total of 41 votes were cast, agreeing with the quorum validation as described in paragraph 2 above.

The Secretary called for the results of the vote. Based on 41 ballots cast or by proxy the winners were Max Deardorff and Ben Ford. The two men will serve for three year terms.

7. Miscellaneous business as may be properly brought before the meeting:

Interest rate on delinquent assessments in 2013 is unchanged from the current rate of 15.25% compounded monthly. In accordance with the CC&R the calculation of the rate is as follows: WSJ prime rate of 3.25% plus 12.0% = 15.25%.

Q and A and/or motions from the floor. None

8. Adjournment: 9:15 PM