



**The Auberge' Homeowners Association
Annual Meeting Minutes
November 17, 1014
7:00 PM**

Call the meeting to order

The meeting was called to order at 7:03 PM by president Jeff Creamer.

1) Proof of notice of the meeting.

Interim Secretary Tom Dougherty verified that at 3:53 pm on October 24, 2014 Jeff Creamer delivered by email to all members of the Auberge' HOA the notice of the meeting.

President Jeff Creamer asked for the number in attendance. A total of 35 members was reported. A quorum was declared.

2) Minutes of the General Meeting of November 15, 2013.

A motion was made by David Humphries to dispense of the reading of the minutes as they were available on the website. Motion was seconded by Nick Hanna. The motion passed unanimously.

3) Auberge' HOA Year in Review – Jeff Creamer.

Tom Dougherty was appointed interim secretary.

The old Auberge sign was removed from the main entrance.

The board is discussing approval of a new smaller sign.

The pond pump was out of service because the diffuser broke. A new diffuser had to be manufactured at a cost of \$400.00. A boat had to be rented for installation. Total cost \$600.00.

The fire hydrants were repainted as requested by the Bixby Fire Dept.

Jeff Creamer attended 2 meetings with the fire department and 1 meeting with the city council. We purchased 4 Knox locks @ \$385.00 for the crash gates.

The City of Bixby has a new Fire Chief. According to reports, an improvement.

We have a newly designed ballot for our Board Elections.

Truck and car parking outside garages has improved slightly. And the saga

continues.

We have replaced Brinkster with Go-Daddy for our website development. We have a 5 year contract.

The streets were repaired in Oct. by Adams Asphalt for \$10778.00.

4) Financial Report – Steve Greenfield.

Steve described his method of preparing the monthly financial reports and briefly described the different reports. Steve stated that we are in good financial shape. He said that he is open to answer any questions during the year.

He then asked for questions from the floor.

Les Cypret asked about cash reserves. Steve said we had between \$40,000.00 and \$50,000.00.

Les also asked about the 2015 budget. He was told that the budget would be put together in Dec. and approved at the Dec. meeting

Max Deardorff motioned to accept the report. Linda Johnston seconded. Motion carried.

COMMITTEE REPORTS

A) Landscape – Gail Stearns. Gail introduced her committee with high praise, Bob Kappus and Brenda Newman.

1) Year in review

a) We are very pleased with the plantings at the entry and the appearance of the streets.

b) Had a rough start last spring with the begonias. Struggled with bugs and critters.

c) Brenda came up with a solution of the purple speedwell and sweet potato vine. Even though it did provide wonderful color and coverage for our summer.

d) This fall with Bob's assistance, we planted perennial phlox on both sides of the entry between the rocks. The benefits of this will be seen next year and beyond with splashes of color.

e) The pansies have been planted. This year the committee planted the pansies, instead of Landmark. We were able to buy 3x as many plants to increase coverage. Looking good so far.

f) Next spring we plan to separate the lirioppe and spread it out to fill in and cover more area.

g) At the north gate more drought resistant succulents and yucca were planted and are doing well. They have added some color.

h) We continue to treat the maple street trees in the spring and fall. They appear to be doing well.

i) Trimmed the maple trees to raise the canopy, will continue next year.

j) 2 Bradford Pear trees in trouble. We are watching one on north side of entry inside. The other is on North Yale near Falcon Ridge entrance.

k) More homeowners are adding their personal touch to their front and street beds. It is nice to see residents taking action, many thanks. This has enhanced our Community and is greatly appreciated.

Every year I speak about the Homeowners responsibility for the front yard and street planting beds. The HOA pays for the initial spring cleaning, this includes trimming the ornamental grasses, removing the dead growth on the perennials, tidying up the beds and applying new mulch. After the spring cleanup the garden areas are the responsibility of the homeowner. If grasses and weeds take over the beds and require the Board to take action, you will be notified to clean it up. If you do not the Board will have Landmark do the work and will assess the homeowner. Landmark charges \$38 per man hour, but if you request to have it done when they are doing the weekly, mowing you can avoid a trip charge.

l) The landscape committee has more control over the water usage. We still have to monitor 14 different control boxes, but not 140 water zones. With help from mother nature, we have reduced our water consumption over the summer about 65% over 2013. Unfortunately with rising Tulsa/Bixby water rates, this has only resulted in about a \$1500 reduction in water cost. We still have issues with irrigation line breaks and sprinkler head damage. This is part of the aging process. After spending time with the water sprinkler guru. With Landmark, we found that locating some of these problems is by trial and error. There is no as built plan for the Auberge sprinkler system. We are now dealing with some repairs that require going under existing sidewalks, increasing costs. If you have a problem with your irrigation system call me and we will provide an orange flag to mark the problem. Landmark has been very reliable getting these problems fixed.

m) Spring Dead Spot/Winter Kill – This continued to plague us last spring. I spoke to Lawn America to get another opinion. I was told that this is a soil fungus and nothing can be done. It's life span is 7 years, Years 3&4 are the worst so hopefully next spring will be better. I am testing an area in my yard. I had Jim dig it out and lay new sod. We'll see what happens next spring.

n) The irrigation system in the Auberge was winterized Nov. 12th except for the entry. We will continue to water until there is a danger of a prolonged freeze. Bob Kappus and Dave Humphries assisted residents with control boxes in their garage winterizing their system. Thanks to homeowners who have planted pansies in your front garden areas, they look wonderful. Remember to water, there is no irrigation.

o) Preparing for 2015 – Auberge is renewing the contract with Landmark for 2015.

There is no price increase. Many residents use Landmark for additional services. You are not required to use Landmark for additional services. We are looking at some additional work on the 'maiden grasses'. Some barely bushed out this year. I have a quote from Landmark for removing and we will work with individual homeowners that are having these issues. It's important for the committee to be involved because it affects the appearance of the neighborhood. We are looking for a piece of statuary for the pool area. Bob Kappus is in charge of purchasing 2 small trees for the clubhouse entry.

Steve Greenfield made a motion to accept the report. Seconded by Nick Hanna. Motion passed.

B) ACC – Gary Hughes

The Auberge Architectural Control Committee,(ACC) continues to evaluate all new home construction requests to insure that all plans submitted will conform. To the requirements and minimum standards as itemized in the Covenant, Conditions And Restrictions (CC&R). In addition the requirements to continue the unique architecture and exterior treatments that were created by the original builders will be maintained by verifying adherence to the phase I building specifications for the 74 lots in the phase I Auberge' and phase II specifications for the 16 lots in the Auberge' Village. The board of directors and residents have concluded that the continuation of those features will insure the long-term value of the houses in the community. All homeowners will benefit by maintaining the unique Auberge' appearance and standards.

For 2014 the committee consists of the following residents, Robert Shaw, David Humphries and Gary Hughes. We have utilized the expert consultant Ken Loden to help and assist us in evaluating Plot Plans, Blueprints and Building Specifications of the many proposed new home construction plans to make sure that we haven't overlooked any critical external items to maintaining the unique appearance of the Auberge' homes.

The attached spread sheet shows that 7 requests for new home construction were evaluated in 2014. Of the 7, 4 were granted approval by the ACC and the HOA board.

Three of the requests were not approved by the ACC because they did not comply with some aspects of the Phase I building specifications and the builder was not willing to change his plans and specifications. Two new homes in

Auberge' have been completed and are for sale and two were completed in the Village in 2013 and are also for sale. Three more homes are under construction and will near completions by the end of 2014.

Our plans for the future will be to continue to evaluate all proposed new construction to ensure compliance to Auberge' CC&R and Building Specifications.

Bob Kappus motioned to accept the report. Max Deardorff seconded the motion. The motion passed.

C) Asset Management – Nick Hanna

We received 4 bids for street repair. Jeff Creamer negotiated a very favorable price from Adams Asphalt and they performed the work in early October. There will be an estimated cost for fence replacement in next year's budget. Linda Johnston made a motion to accept the report, Steve Greenfield seconded. Motion passed.

D) Website - Dave Humphries

This year the Board decided to update the 8 year old Lifestyle website. The first order of business was to find a new web hosting service. Jeff Creamer spent considerable time researching the various options and costs involved. Jeff recommended GoDaddy as the best alternative and the Board agreed.

The Board approved hiring a programmer to write the code and assist the committee with development. Considerable time was spent by Tia looking at other HOA websites to get ideas that we might incorporate into our new website. We also had to comb through the old website and capture files and folders that we wished to save. We then developed a flow chart for the programmer to follow as he wrote the code. The whole process consumed several months.

The website is now live and available for the members to use. Additional features will be added as needed and some modifications may be made as we receive feedback from The membership.

Respectfully submitted,
David Humphries, Chair

Committee members: Jeff Creamer and Tia Creamer.

Max Deardorff made a motion to accept the report. Linda Johnston seconded, the motion passed.

E) Safety and Security – Ken Loden

The main gate required the most expensive repairs, but they were minimal this year. The pool gate required 1 adjustment. Several main gate light bulbs were replaced over the year.

Nick Hanna made a motion to accept the report. Tom Dougherty seconded, motion passed.

F) Pool – Jeff Creamer

The pool was opened for Memorial Day weekend and remained open two weeks past Labor Day. The pool operation for the year was good.

There were no frozen pipes, no inoperable phone and no golf balls.

The previously reported diffuser plate is constructed of stainless steel, so it should last forever. There is no expected price increase expected from Crystal Pools.

We had a new pool inspector this year. He is supposed to be much stricter than our last inspector. We had no demerits this year thanks to the hard work of our pool committee: Max Deardorff, Steve King, Nick Hanna, Bob Kappus and Jeff Creamer.

Gary Hughes motioned to accept the report, Kay Hughes seconded the motion. Motion passed.

G) Finance – Robert Shaw

Robert reminded us that for every new house that's built and sold the HOA nets \$50 per Month. Motion to accept the report by Nick Hanna and seconded by Jeff Creamer. Motion Passed.

H) Clubhouse and Social – Diane Pearson and Sara Shaw (co-chairs)

Report given by Sandra Kappus.

This year we have added several new items to the inventory of the clubhouse. First was a new garbage disposal. We also purchased 2 new tables, 8 new folding chairs and a new vacuum cleaner.

The Clubhouse has gotten lot of use this year and everyone is doing a great job cleaning and taking care of our facilities. Thanks to all.

Our annual Spring Cook-out was a huge success and we had a good turnout. Our next get-together will be the Christmas Party scheduled for Friday December 5th. Mark your calendars for that date and more information will be available soon.

A new sub-committee was formed this year. It's the Care & Concern Committee that will hand out welcome baskets of goodies and information about Auberge' to new Homeowners. Also, if any of our Homeowners are ill, have lost a spouse, have had an accident, or any of those types of needs, they can provide rides, meals or whatever they can to help out. If you know of a resident that has a need, please let Tia, Nina or Mary Lou know.

Landmark once again is hanging the Christmas Lights at the front entrance. Due to budget restraints we were unable to purchase as many new lights as we planned this year, but there will still be some additional lights. Hopefully we can add several more next year. The lights will be turned on Thanksgiving.

Many thanks to my committee:

Sara Shaw, my co-chairwoman
Gloria Cannady
Tia Creamer
Judy Cypret
Kay Deardorff
Mary Lou Dougherty
Candy Hutchins
Judy Humphries
Sandra Kappus
Nina Walker

I) Nominating – Linda Johnston

I am pleased to advise the members of The Auberge Homeowner's Association that the following individuals have diligently served as the members of our committees this year. A tremendous amount of work is accomplished thru these committees each year and they really support the function of the BOD and our growing community. I want to thank each of the respective chairs and their members for volunteering their time and expertise to accomplish so much. Serving on a committee is a grand way to contribute to our community and we all have talents to share that will benefit our HOA. So please consider volunteering and serving in 2015.

Respectfully submitted,

Linda J. Johnston, Nominating Committee Chair

Architectural Committee - Gary Hughes, Chair
Dave Humphries, Robert Shaw (Resource Only), Ken Loden (Resource
Only)

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Security Committee – Ken Loden, Chair
Les Cypert, Dave Humphries

Clubhouse/Social Committee – Diane Pearson and Sara Shaw, ‘Co-chairs
Sandra Kappus, Kay Deardorff, Gloria Cannady, Tia Creamer, Judy
Cypret , Mary Lou Dougherty,
Candy Hutchins, Judy Humphries and Nina Walker.

Landscape Committee – Gail Stearns, Chair
Bob Kappus and Brenda Newman.

Asset Management Committee – Nick Hanna, Chair. Max Deardorff, Nina
Walker and Jeff Creamer

Legal/Special Projects – Jeff Creamer, Chair
Dave Humphries and Linda Johnston.
Website Committee – Dave Humphries, Chair

Finance Committee – Robert Shaw, Chair.
Ed Canaday and Nina Walker

Pool Committee – Jeff Creamer, Chair. Nick Hanna, Bob Kappus, Max
Deardorff and Steve King.

Nominating Committee – Linda Johnston, Chair.

J) Election of Director

President Jeff Creamer announced the results of a very close election for
Director between Steve King and Tom Dougherty. Tom Dougherty was called
as the winner.

K) OLD BUSINESS: There was no old business discussed.

L) NEW BUSINESS: There was no new business discussed.

M) Motion to adjourn by Dave Humphries, seconded by Les Cypret.
Motion passed at 8:51.

Respectfully submitted;
Tom Dougherty, Interim Secretary