



**The Auberge' Homeowners Association  
Annual Meeting Minutes  
November 16, 2015  
7:00 PM**

**Call the meeting to order**

The meeting was called to order at 7:05 PM by President Max Deardorff.

1) Proof of notice of the meeting.

Secretary Tom Dougherty verified that at 10:50 am on October 28, 2015 Max Deardorff delivered by email to all members of the Auberge' HOA the notice of the meeting. President Max Deardorff 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 17, 2014.

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 Ben Ford. The motion passed unanimously.

3) Auberge' HOA Year in Review – Max Deardorff.

In June Jeff Creamer resigned as President for health reasons and was replaced by Vice President Max Deardorff. Jeff was able to remain on the BOD and Chair the Pool Committee.

Our biggest accomplishment was to pass a Full Disclosure Requirement. This requires that anyone selling or leasing a property must obtain and submit a signed document stating that the buyer or lessee has received a copy of the Auberge CCR's and By Laws. This must be submitted within one week. These documents are available on the website, [theauberge.com](http://theauberge.com). A CD or hard copy are available from the Secretary as well.

This summer a man informed Max Deardorff that he had purchased the streets of Auberge Village at a Sheriff's auction. He indeed bought the streets of the Auberge Village which

include that part of our streets which were originally in the Auberge Village. Our streets which consist of 16 lots were annexed by us in 2011. The previous owner did not pay the taxes. It appears that the new owner can do nothing with or to the streets. Apparently there is no advantage to owning the streets if you don't own the lots.

We have 6 new construction homes and several other home sales this year.

New members this year include:

Luis and Bertha Aatorre

Aaron and Rodney Burns

Suzy Cremer

Frank and Judy Galvin

Gary and Tess Knowls

Sandra Nowlin

John and Karla Winters

Max Deardorff urged all members to get involved and to volunteer to serve on one or more committees this next year.

Max expressed appreciation to all who have worked to make our community a better place and asked for continued cooperation and effort to maintain and grow the Auberge. We want to keep it the pristine area we all love so much.

4) Financial Report – Steve Greenfield.

Steve described his method of preparing the monthly financial reports and briefly described the different reports. He explained the process for preparing the next year's budget.

Steve said he welcomed any questions at any time

5) Landscape – Gail Stearns. Gail introduced her committee with high praise, Bob Kappus and Brenda Newman. Bob planted and maintained the decorative trees in pots in front of the Clubhouse and Brenda divided and spread the monkey grass at the entry.

a) Gail complemented the members on the beauty of the neighborhood.

b) Most difficult and time consuming task is managing the irrigation system. This involves winterizing, de-winterizing setting and monitoring watering times and identifying repairs.

We are glad to get reports to help us identify problems

c) Our system does not stop watering when it is raining.

d) We have had a contract with Landmark Landscape since 2011. There has not been a price increase in 5 years. They put down the mulch too early last year. This will be corrected this year and also a better quality mulch will be used.

e) We are trying a test on 5 yards this year to stop winter dead spot. A chemical has been applied and now we wait till spring see if it works.

- f) We have managed to stay on budget despite an increase in water rates. I have worked up The budget for next year factoring in a 7% increase in water rates.
- g) Reminder, The beds by the street and by the house are the homeowners responsibility. The committee will be communicating with individual homeowners that fall below standard. We will work to maintain our high standards.
- h) Gail said she has worked as the volunteer chairman of the Landscape Committee for 5 Years. She enjoys walking the neighborhood and admiring the landscaping, but if anyone is interested in replacing her please contact her.

#### 6) 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. All new construction plans are reviewed by the ACC for compliance to the standards and material specifications. Based on this review the ACC makes recommendations to the board for approval or denial. Approved plans and applications are filed in the HOA office.

For 2015 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 over-looked any critical external items to maintain the unique appearance of the Auberge homes. In the past 12 months the ACC has approved new home building plans for new home construction at block 1 lot 7 and block 2 lot 27. There are now 18 open lots in the Auberge and 5 open lots in the Auberge Village. The ACC will continue to evaluate new home or outbuilding construction to ensure compliance to requirements and specifications.

#### 7) Asset Management – Nick Hanna

- a) The Auberge assets are generally in good shape.
- b) The roads are holding up well.
- c) Fencing - The north perimeter fence needs some attention.
- d) Gates – New gate operator works well. The other 3 gates need work.

- e) Work was completed on the pool storage room door but it will need to be replaced at some point.
- f) The pool and clubhouse are currently in good shape. The clubhouse will need to be painted soon. The pool decking will need some work.

8) Website - Dave Humphries

The new website has been working very well with just a few tweaks of the code here and there . We did remove the Forums application from the site. We removed it for the lack of use by web site hackers.

The Board entered into a formal contract with the web master for maintenance and monthly updating.

Dave has resigned from the Website Committee and the new chairperson will be Tia Creamer.

9) Safety and Security – Ken Loden

Committee members are Ken Loden and Paul Peterson.

Committee is responsible for the repair and operation of perimeter and pool fencing, gates, Clubhouse access, alarm system, exterior lights, emergency phone and snow removal.

This year: maintained the gate access data base/transmitters, coordinated gate repairs, and adjusted pool gate to repair closing problem. Also replaced multiple lights and coordinated purchase and installation of the new gate operator on the east exit gate.

The new gate operator opens gate if the power fails.

10) Pool – Jeff Creamer

The pool was opened for Memorial Day weekend. A continuous rain filled the pool to the brim and delayed swimming for a few weeks. The end of next season will get locked in with Crystal Pools to avoid any confusion and extra expense.

The Pool Committee members are: Max, Nick, Steve and Lee. They have given generously of their time and would welcome new participants to pool duty.

Jeff relied on the committee and Tia for much of the season due to his health.

Steve King replaced the fire extinguishers and a new pool rake basket was purchased.

Nick Hanna made some repairs to the pool closet door and painted the door and nearby column.

The pool gate issues have been better since the last repair by Ken Loden and the word is finally getting out to be gentile with the new gate latch.

Again we had zero defects from the Health Department.

We need to seriously consider some additional maintenance in the near future, i.e. tightening the pool rails and refinish of the pool surface.

11) Finance Committee – Robert Shaw

The primary function of the Finance Committee is to provide financial issue analytical support to the HOA Board. These services may be initiated independently or at the request of the BOD or the Treasurer.

One ongoing activity is updating the ‘Common Water Credit’ applied to the monthly dues of members who are not on the ‘Common Water System’. The credit is based on the estimated average monthly cost of supplying water to a front yard on the Common Water System. The need for this adjustment is a result of actions taken by Lifestyle Builders and the developer, Westec, which resulted in some homes being on the system and some homes not on the system. In Oct., 2014 the water rates increased by 15%. This plus a small increase in 2013 resulted in a \$3 a month credit increase.

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

The Clubhouse has gotten a 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 everyone had a great time.

Our annual Christmas fellowship will be on Friday Dec. 4<sup>th</sup>. We look forward to meeting the new residents.

The tile floors will be steam cleaned in the spring.

Landmark once again is hanging the Christmas Lights and wreaths at the main entrance.

We are adding more lights again this year.

Many thanks to my committee:

Sara Shaw, my co-chairwoman

Gloria Cannady

Tia Creamer

Kay Deardorff

Mary Lou Dougherty

Candy Hutchins

Sandra Kappus

Nina Walker

13) Nominating Committee - Ben Ford

Ben stated that the purpose of the Nominating Committee is to determine which individuals would like to be a part of the HOA Board or an HOA Committee. Running for the 2 open slots tonight are Robert Shaw and Steve Greenfield.

Also Aaron Burns has expressed an interest in serving on a Committee.

14) Election of Director

President Max Deardorff was about to announce the results of the election for two BOD seats when Dave Humphries made a motion to elect Robert Shaw and Steve Greenfield by acclamation. Linda Johnston seconded the motion. Motion passed unanimously.

President Max Deardorff asked if there was any further business to discuss. None was raised.

Tom Dougherty made a motion to adjourn. Ben Ford seconded, motion passed at 7:58.

Respectfully submitted,

Tom Dougherty, Secretary