



Auberge' Monthly Board Meeting

7:00 PM

January 21, 2013

Minutes

Call the meeting to order. Call to order at 7:05 P.M.

Directors Present were Robert Shaw, Jeff Creamer, Steve Greenfield and David Humphries. Linda Johnston was out of town.

Administrative Items:

1. Read and approve the minutes of the October 15, 2012 Board Meeting, the November 12, 2012 Organizational Meeting, the November 15 Special Board Meeting, and the November 27, 2012 Special Board Meeting. Motion to approve was made by Jeff and seconded by Steve. Motion carried.
2. Ratify actions and expenditures by HOA since the October 15, 2012 Board meeting. Motion to approve was made by: Robert and seconded by Dave. Motion carried.

Committee Reports:

Clubhouse and Hospitality Committee – Diane Pearson and Sara Shaw
No report.

Architectural Committee Report – David H.

Northwind's request for approval of new construction.

The ACC recently received a request from Ken and Doug of Northwind Construction to review and comment on a proposed new single family home that they wish to build in The Auberge'. This proposed home is a pre-sale and would involve some structural and design changes from the currently approved models. The following is the list of changes that they have requested.

1. Remove all copper from the roof except for the trademark cupola
2. Remove the dormer over the garage on all of our existing approved plans
3. Change the roof pitch to 10/12 side to side. The roof pitch is already 10/12 front to back

4. Drop the plate from 9' to 8'
5. Partial brick on sides and back not to exceed 25%
6. Removal of landscape rocks from landscaping requirements
7. Reduce caliper of street tree to 1.5"
8. Remove the stone columns and custom designed gates and replace with standard style low height gates

We feel that these changes will help us control our costs without completely violating the look and feel of the neighborhood. We would like the ACC to give us permission to make these changes.

On January 18th BJ Davis, David Humphries and Robert Shaw had a meeting and discussed the proposed changes. The ACC agreed to items number 1, 6, and 7.

Item number 2, a dormer over the garage has never been a requirement. No decision was reached on this item. (Note: On Jan. 24th it was determined by a visual canvas of the neighborhood that as many as 10 existing home do not have a small dormer).

Item number 3, the roof pitch should not be changed from current standard of 10/12 front to back and 12/12 side to side.

Item number 4, the top plate, is not addressed in the current standards. Therefore, the height of the top plate can be either 8 or 9 feet.

The next item on the list is number 5, the 75% brick or stone requirement. This is one of two architectural requirements that are contained within the CC&R. The other requirement is the minimum sq. ft. of the home. The CC&R states that exterior brick or stone is required on 75% of the exterior surface of each house, up to the plate line of the first story. The ACC has interpreted this to apply to the entire front and both sides of each house. In the instance where a house backs up to a public street, the entire front, both sides and the rear of the house shall be of brick or stone. Therefore, the request would violate the CC&R. The 75% brick or stone requirement cannot be changed without a 75% vote for approval by all the membership.

Finally, item number 8. The stone columns and custom gates are a signature feature of The Auberge' and removing it is not acceptable. However, the Board would entertain reviewing a re-design of the column.

The Board requested that Northwind present a front elevation of the proposed new model for its review. At that time a final decision would be rendered.

Pool committee – Jeff Creamer

Nothing to report.

Website Committee – Greg Morris or David H.

Development of a new web site is on hold.

Special Studies – Robert

Landscape Committee – Gail Sterns

A new contract will be presented within a few weeks.

Asset Management Committee – BJ Davis

Main Gate electrical outlets installed. – Jeff

Security and Safety Committee – Ken Loden

Fountain electrical work completed. – Jeff

Treasurer's Report – Steve Greenfield

Approve the Fourth Quarter 2012 financial statement

Motion to approve was made by Robert and seconded by Dave.

Approve 2013 Final Budget

Robert went through the year end actual financial statements and adjusted the prior budget numbers.

Motion approve was made by Dave and seconded by Jeff.

Finance Committee – Judy Roach

No report this month.

Legal Issues – Robert Shaw

1. The Westec Auberge' lot titles were transferred to Tulsa National Bank December 11, 2012. Ron Kelley no longer has any interest in the Auberge'.

2. Chad's firm is filing notice alerting everyone that his firm is seeking Westec's undeveloped property as payment of money owed the HOA.

Old Business

Discuss the Golf ball problem at the pool. – Dave

Dave contacted a fencing contractor and asked them to prepare a bid for the cost of a net fence to protect the swimming pool from stray golf balls.

Much discussion ensued regarding the best location for any fence net that we might install. BJ Davis suggested that we contact Tulsa County for advice as to the best way to proceed. He also, suggested that we contact a golf course architect for advice. BJ

stated that he would approach the golf club management once we have some idea about cost.

New Business

Leaning column at 14526 S. Vandalia – BJ

The members discussed just who is responsible for maintaining the stone columns that are on each side of the homes in 'The Auberge'. It was determined that the Association accepted responsibility for the stone columns when the Asset Management committee presented its study to the Board last summer.

BJ has a bid from a local contractor to repair the column for \$500.00. There was discussion about the availability of sufficient funds at this time for the project. The decision was made to defer repair until our financial condition has been clarified. We will have a better idea once Tulsa National Bank begins to pay the dues on their lots.

Meeting adjourned at 9:45 P.M.