



Auberge' Board of Director's Meeting

7:00 PM

September 16, 2013

MINUTES

Meeting called to order @ 7:01p.m.

Administrative Items:

1. Read and approve the minutes of the August 19, 2013 Board of Meeting.

Steve moved to approve/Jeff made the second. Motion passed 5/0.

2. Ratify actions and expenditures by HOA since the August 19, 2013 Board meeting.

Linda moved to approve/Dave made the second. Motion passed 5/0.

Committee Reports:

Legal Issues – Robert Shaw

1. Nothing new on Westec Chapter 7 Bankruptcy.
2. Still no response from American Golf about golf ball dangers. No action taken on small claims court action to recover the cost of repairing the chlorinator and replacing the window. Linda will pick up the necessary forms.

Treasurer's Report – Steve Greenfield

1. Approve August 2013 financial statements.
Linda moved to approve/Jeff made the second. Motion passed 5/0.
2. Schedule for 2014 Budget. Same approach as last year i.e., preliminary budget for Annual Meeting and finalized budget in January.
3. Preliminary thoughts on need for dues increase. Steve does not think we will need to increase dues this year. It was decided that we would determine the need for a dues increase once preliminary budget numbers are available. Steve will send out the forms to the committee chairman.

Pool committee – Jeff Creamer

1. Pool closing. Last report for the season. See Attachment.

Clubhouse and Hospitality Committee – Diane Pearson and Sara Shaw

1. Plans for Oktoberfest underway Oct 19th
2. Christmas party Dec 6th

Architectural Committee – David H.

1. Street sign installation on hold. It has been determined that we only need one sign. We do not need a street sign at the north entrance.
2. Robert contacted Bill McCollough concerning possible construction starting dates and the “Big Red Sign”.
 - a. *Bill’s architect has just started working on floor plans for the Auberge’. None of their “on the shelf “floor plans were considered appropriate.*
 - b. *They do not have a construction starting date target.*
 - c. *Based on their discussion Robert considers it unlikely we will see any significant increase in income before mid to late 2014.*
 - d. *Bill was happy we had a preliminary design for the “Big Red Sign” replacement. He is willing to pay a monthly fee to have his logo on the sign’*
 - e. *Bill said we could put anything we wanted on the sign. However, we will give him a chance to review our end product.*
 - f. *Shortly after Landstar purchased the lots Robert sent Landstar a Builder’s package which contained a copy of the CC&D, by laws. Architectural Standards and use restrictions, etc. via the TNB lawyer who handled the sale. Bill said he had not received the package. David H. sent his architect a new package. No response from the architect.*

Website Committee – Greg Morris or David H.

1. Development of a new web site is on hold. Do we want to purchase domain name Auberge.com? Jeff determined that the domain name is not available. However, Auberge.net domain name is available for \$9.99/yr. and \$14.99/yr. for hosting the name. Jeff will follow up and get additional info about the Host. Linda moved to approve the purchase of Auberge.net/Jeff made the second. Motion passed 5/0.

Landscape Committee – Gail Sterns

1. The cost estimate to treat 7 homes for spring dead spots is being prepared.

2. Fall plantings. Have been ordered.
3. Dave moved to Motion plant 2 replacement trees at Steve's house and Kelley's rental. Jeff made the second. Motion passed 5/0.
4. Robert asked for water meter info. He needs this info to update the monthly adjustment needed to equalize the water cost between common and non-common irrigation users.
5. Put off adding any new fish in the pond until spring.

Asset Management Committee – Max

1. Street maintenance needs & timing.

Max presented the latest cost estimates for repairing the curbs, filling the cracks in the streets and seal coating the streets. He received bids from three (3) different companies. The bid from Dunham's Asphalt Services Inc. was \$15,944. This is considerably above our ability to fund. Max was asked to get a revised bid for just the curb repair (\$22.00/lf) and filling the cracks with an option to just seal coat Vandalia and the 144th street cul-de-sac. These two streets are the oldest and wait to do the north cul-de-sac, 146th street, Urbana and Toledo later. We need a fixed price contract.

Linda will check with County Engineer to see if he has any experience with Dunham Asphalt Services.

2. Availability of funds outlook. Steve estimates that we have \$6,000 to \$7,000 available for street repairs.

Security and Safety Committee – Ken Loden

The clubhouse gas value has been bonded to ground. The work was done by Edison Electric.

Finance Committee – Nothing

Lightning Protection and Emergency Action Plan Committee. – Jeff

Nothing new.

Nominating Committee – Linda Johnson

1. New Finance Committee Chairman? Ben Ford is still receiving copies of the financials. Robert is willing to serve on this committee. Is this committee really necessary?
2. Director replacements? Max, Nick? David, No.
3. ACC needs member to replace BJ.
4. Landscape Committee needs member to replace John.
Linda will send out an email to all members asking for volunteers to run

for the two open Board seats and the open Finance Committee Chairperson.

Old Business

1. **Section 10.1 of the CC&R** requires owners to maintain insurance on their dwellings and to file a copy of their policy with the HOA. This was never enforced by the developer or us. Should we enforce it? - Dave
It was decided that we would enforce the provision starting on January 1, 2014. Dave will send out a letter to all members that will detail the requirement and the actions needed to comply.

New Business

Annual Meeting

1. Set date for November meeting. The meeting is scheduled for Nov 15 at 7:00 p.m.
2. Reserve Clubhouse. Dave will call Diane and reserve that date.

Meeting adjourned at 9:30 p.m.