



Auberge' Board of Director's Meeting

7:00 PM

October 21, 2013

Meeting called to order – 7:00

Administrative Items:

1. Read and approve the minutes of the September 16, 2013 Board Meeting. Jeff made the motion and Linda offered the second. Motion approved 5/0.
2. Ratify actions and expenditures by HOA since the September 16, 2013 Board meeting. Dave H. made the motion and Linda offered the second. Motion approved 5/0.

Committee Reports:

Legal Issues – Robert Shaw

No report.

Treasurer's Report – Steve Greenfield

1. Approve September 2013 financial statements. Jeff made the motion and Linda made the second. Motion approved 5/0.
2. Review and discuss preliminary 2014 Budget
Linda made motion to approve budget with further discussion based on both 5% and 10% dues increase scenarios. Motion failed due to lack of a second.

We discussed the need to build a cash cushion for things such as street repair, security enhancements and fence repair/replacement. It was

decided that we should begin to build this cushion. A 5% monthly increase is less onerous than a \$250.00 to \$500.00 special assessment. Also, special assessments require a 75% affirmative vote by the membership.

3. Jeff made motion to approve budget as presented, but with a 5% increase in dues for 2014. Robert made the second. Vote was split: Steve voted No, Robert voted yes, Jeff voted yes, Linda voted No and Dave voted Yes.

Motion passed 3/2. The budget will be based on a 5% increase in 2014 dues.

Board decided to write-off the Kelley account receivable. We have pursued all legal avenues, but Kelley has cleaned out all of the assets in his Westec Corp.

Pool committee – Jeff Creamer

Nothing to report.

Clubhouse and Hospitality Committee – Diane Pearson and Sara Shaw

1. Oktoberfest a big success.
2. Cost for Landmark to decorate the main entrance is \$400 for labor, they will purchase lights at a cost of 3.50/ft. They will remove and store lights after the season is over. Total cost is estimated to be \$540. Linda made motion and Jeff offered up the second. Motion passed 5/0.
3. Committee will handle the Annual Meeting sign in, seating, ballots and so forth.

Architectural Committee – David H.

1. Street sign installation on hold.
2. Nothing yet from Landstar and their plans.
3. Big Red Sign revisions on hold until Landstar provides logo and we agree on cost sharing.

Website Committee – Greg Morris or David H.

Development of a new web site is on hold.

The name "theauberge.net" has been purchased for \$14.22/yr. Spyware will cost \$7.19/year and Web hosting will cost \$280 for 5 yrs on GoDaddy. Jeff will get with Greg Morris and move domain name to Brinkster or GoDaddy. Jeff recommends that we go with Brinkster. Jeff will change web site name on Brinkster to "theauberge.net". Motion to approve passed.

Landscape Committee – Gail Sterns

1. Fall plantings The flowers are in. \$384
2. Seven yards treated \$219
3. Two trees planted.
4. Landmark did not raise our fees.
5. Final mowing Thursday / sprinklers will be turned off.

Asset Management Committee – Robert for Max

1. The contractor that Max was working with was unwilling to split street maintenance cost into two parts. He claimed that it was not cost effective. Therefore, the street maintenance was deferred into 2014 when we might have the funds to do the whole job at once.

Security and Safety Committee – Ken Loden

The responsibility for snow removal was moved to the Security Committee beginning this winter.

West crash gate needs repair. The repair was approved.

Members have expressed concern about being able to open the security gates when power goes off? After much discussion, it was decided that as a short term solution we would distribute gate keys to all directors. They could be contacted by members if they need to get out when the power is down.

Discussion then moved to installing fire pulls on the inside of the security gates. We also discussed horn alarms and open on failure systems (OOFS). After much back and forth regarding each of these systems the decision was

made to concentrate our efforts on the OOFS as the best option. Ken was asked to obtain a quote on such a system.

Ken recommended that when a member calls EMSA they should tell them that they live in 'The Auberge'. This will facilitate their entry into the neighborhood.

Jeff read the answers to his written questions to the Bixby FD about their failure gain entry into HOA during the Curtis house fire. (See attached)

Finance Committee – Eliminate committee? No, we should not eliminate at this time.

Lighting Protection and Emergency Action Plan Committee. – Jeff
Nothing new

Nominating Committee – Linda

1. New Finance Committee Chairman. No one yet.
2. Director replacements? Nina and Max are possible candidates.

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 & Jeff (At last meeting we approved enforcement, however; Jeff requested we revisit the issue. After discussion it was decided to proceed with enforcement.

New Business

1. Should we increase the discount that non-common irrigation homeowners receive on their monthly dues to the HOA. Bixby water rates were raised by 7% effective Oct. 1, 2013 or \$1/mo. Therefore, Robert Shaw does not recommend an increase in the water credit. Recommendation accepted.
2. Problem with parking pickup trucks in driveways. Gay Williams is upset that trucks are being parked in driveways. She believes that doing so is a

violation of Article III, Section 3.1 (j) of the CC&R. Robert stated that the Section leaves some room for interpretation and would like to refer the question to Chad our attorney for an opinion. Les Cypret feels that Gay has a point. David made a motion refer question to Chad and Steve G. made the second. Motion passed 5/0.

Annual Meeting

1. Official notice of meeting, agenda, proxies and candidate qualification letters out at least 10 days before meeting.
2. Request Committee Chairpersons provide digital copy of their annual reports to Secretary prior to meeting.

Adjourned 9:47