



The Auberge' Board of Director's Meeting

March 12, 2018

7:00 PM

MINUTES

Administrative Items:

The meeting was called to order at 7:00 PM by Vice President Linda Johnston. Board members present included Steve Greenfield, Gary Knowls, and Tia Creamer. Committee Chairs present were Gail Stearns, Gary Hughes, Ken Loden, and Robert Shaw. Past President Max Deardorff and member Steve Lyons also attended. The minutes of the February 19, 2018 meeting were presented. Linda made a motion to approve the minutes and Gary seconded. The motion passed.

Committee Reports:

Treasurer's Report – Steve Greenfield – the e-mailed financials were presented. Linda made a motion to approve the treasurer's report. Gary seconded and the motion passed. Steve noted that the 2017 Corporate Tax return has been completed and mailed. The Board thanked Steve for his work.

The Chair pursued the topic of the abandoned and foreclosed home owned by Harold Clemmons. Her research showed that the foreclosure was only filed in January of 2018 and that he still owned the property until Wells Fargo foreclosed. The treasurer answered that his records show that the last dues paid were for April 2017. The dues owed to the HOA are approximately \$1630. plus late fees. The treasurer's last contact by phone with Mr. Clemmons ended with Mr. Clemmons asking that we do not contact him again. The treasurer states that his multiple efforts to communicate with Wells Fargo in this matter have been ignored. The Chair believes the only lien recorded against the Clemmons' property is for unpaid taxes. After discussion of the pros and cons of filing a lien on the property and agreeing that after lien costs we have at least the potential to recover some of our lost dues and expenses for a one-time clean up of the yard, Steve made a motion to direct Robert Shaw to arrange for a lien to be filed on the Clemmons' property at 14535 South Vandalia and Tia seconded. Motion carried.

Landscape Committee Report – Gail Stearns. Highlights follow:

- 1) Spring Clean Up by Landmark began early March and by luck was during a very windy time frame! After a few properties had questions about no mulch, or not the right mulch, or other issues, Gail informed Landmark and Nate immediately began resolving the issues to her satisfaction. They both walked the neighborhood and Nate photographed points of landscaping problems around the clubhouse and other areas which included tree trimming around the pool, soil replacement and grass enhancement in some shaded areas, and he returned to Gail with bids. She believes the work can be accommodated in her budget. Several locations including the Johnston, Brassfield-Ballew, Greenfield, and Peterson's, had landscaping issues after the City of Bixby had done leak repair jobs with much digging involved. Gail had gotten bids and Landmark accomplished several of those jobs which needed "cosmetic" work to look more normal. She will follow up.
- 2) The irrigation system will likely be turned on near the end of March or early April. Email will also be sent to announce this as well as request help from the community to manage the control boxes more efficiently. There are 16 control boxes and more helpers to assist Gail are urgently needed. So far Ed Cannady and Pam Elliot have volunteered. The more people the faster the response to irrigations needs. If this sounds repetitive it is because Gail still needs to hear from the community for more volunteers to assist in this critical job.
- 3) Gail will continue to coordinate with Steve Greenfield to verify which new homes need to be on the Landmark service list. We are at approximately 80 homes. Steve made a motion to approve Gail's report. Tia seconded and the motion passed.

Pool Committee Report – Tia Creamer. Crystal Pools will begin the process of opening the pool for the 2018 season on May 3rd. They will drain the pool, clean and treat the surfaces, and begin twice weekly maintenance towards official opening on the Friday of Memorial Day weekend. Steve made a motion to approve the Pool Report and Linda seconded. The motion passed.

Architectural Committee Report – Gary Hughes. Gary is working with P.J. McGraw to get him to complete any unfinished items on his two story in the north cul-de-sac as well as make corrections. He must move the stone column and change the location of the gate. These mistakes were brought to his attention several months ago. Mr. McGraw told Gary that he had people who wanted to move into the house and Gary asked that he make the corrections first. Several people commented that the house had already been occupied. Gary has a request from Bill Vargo who

wants to have a pergola built in his backyard. Gary gave him a copy of the policy about outside structures.

Gary reports that he and new resident, Steve Lyons, are planning on sharing the responsibility of a new fence between their properties. Mr. Lyons inquired about the perimeter fence problems on his north and east sides. Gary talked to him about the obligation of the HOA to replace those areas of fence in a future job which would involve a large area being replaced at the same time. Linda made a motion to approve Gary's report and Steve seconded. The motion passed.

Website Committee Report – Tia Creamer – no report.

Asset Management Committee Report – Nick Hanna. No report, but Nick informed the Board (via Tia) of his plans to resign from the position of Chair of the Asset Management Committee immediately. He was asked to put that resignation in writing and submit it to the Board. He did agree to remain on the committee but not as Chair. He recommends asking Richard Porter to volunteer for the said committee.

Security and Safety Committee – Ken Loden and Gary Knowls. Elimination of 4-digit gate codes will be covered in Old Business. Ken reports the completion of the street lamp in the north cul-de-sac. It was not without some drama since a gas line was struck during the job. It was all resolved safely after a very long day. Ken also reports that the Click to Enter program (gate access via scanner radio technology - technology found in radio transmitters used by emergency vehicles and personnel) remains stalled but it is the city of Bixby, not us who are yet to move forward. The Vice President suggested Ken or Gary might contact Pat Bolding, City of Bixby. Tia made a motion to approve Ken's report and Steve seconded.

Finance Committee Report – Robert Shaw – no report.

Social Committee Report – Diane Pearson/ Sara Shaw – no report.

Nominating Committee Report – Linda Johnston. Linda reports that there will be a vacancy on the Board since President, Ben Ford will be resigning. The Board has not received an official resignation as of this date. When that occurs, the Board will appoint a new member to serve out Ben's term. Gary Knowls will vacate his position at some time in the future but plans to remain on the Board indefinitely and will provide the Board with a 30-day notice in order to fill that seat. Steve made a motion to approve Linda's report and Gary seconded.

Old Business

The Board discussed the state of the streets, pros and cons of the last resurfacing job, and street surface problems from the original street construction. It was decided that follow up concerning the job Adams Asphalt did and research on whether there is a remedy for the ongoing cracks in the streets be handled by the Asset Management Committee.

New Business

Board discussion of the rental issues. Homeowner Amy Spyridon has informed the Board that her tenants will be leaving and she has no plans to rent again, only sell her house. Carole Greenfield and Tia are continuing to gather facts related to rental restrictions.

Gary made a motion for the meeting to adjourn at 8:15 PM. Linda seconded and the motion passed.

Respectfully submitted,
Tia Creamer – Secretary