



The Auberge' Board of Director's Meeting

May 21, 2018

7:00 PM

Minutes

Administrative Items:

The meeting was called to order at 7:00 pm by Vice President, Linda Johnston. BOD members present were: Steve Greenfield, Tia Creamer, and soon to be appointed directors Tom Dougherty and Steve Lyons. Committee members attending were Gary Hughes, Gail Stearns, Ken Loden, past President Max Deardorff, and Carole Greenfield.

The first order of business was to appoint Tom Dougherty to complete the term of Ben Ford who resigned and will be moving to the McKinney, TX area. The Chair wanted the minutes to reflect that Tom would never be asked to take minutes for the tenure of his term. Some Tom Dougherty humor there! Steve G. made a motion to accept Tom's appointment, Tia seconded, and Tom Dougherty was appointed to the Board. This is Tom's second term on the Auberge' BOD.

The next action was to accept the resignation of BOD member Gary Knowls. Gary's resignation letter was received March 30, 2018 and included an effective date of May 1st, 2018. Gary and Tess are selling their home and moving to Texas as well. They will also be missed immensely. They were stellar Auberge' members and friends. Ken joked that he will accept Gary's remote participation as long as possible!

Following that action, the Chair announced that Steve Lyons had agreed to an appointment to the Auberge BOD. Linda made a motion to appoint Steve Lyons to complete Gary Knowls' term. Steve G. seconded the motion and Steve Lyons was appointed and welcomed to the Auberge' BOD.

In summary, as of May 21, 2018, the Board of Directors of the Auberge' Homeowners Association is comprised of Vice President, Linda Johnston, Treasurer, Steve Greenfield, Secretary, Tia Creamer, and Directors, Tom

Dougherty and Steve Lyons. Ben Ford and Gary Knowls are no longer on the Board.

The minutes of the April 16, 2018 meeting were presented. A motion to accept those minutes was made by Steve G., seconded by Tom Dougherty, and the minutes were approved.

Treasurer's Report – Steve Greenfield. After an explanation to new members of the treasurer's process, his report was approved as read after a motion by Tia C. which was seconded by Tom D. The Chair asked who would be available to co-sign checks if she were not here. Steve noted that Tia was approved to co-sign and both Tom Dougherty and Steve Lyons would be added to that list as soon as he had a copy of these May meeting minutes for the bank's records.

Continuing the ongoing discussion of the Harrold Clemons foreclosed property from previous meetings, the Chair asked for the current balance owed to the HOA. The final judgement was April 4, 2018, and it was determined that we could not include anything after that date. The amount as of April 4 was \$1793.00. per the Treasurer. As for any future charges to the new owner, probably a bank, that information should be available to us by about June 6, 2018. At that time, we can begin discussions with them regarding the condition of the property and grounds and what they will owe in ongoing HOA expenses.

Committee Reports:

Legal Issues – Robert Shaw. Not present, no report.

Landscape Committee – Gail Stearns. Gail reported that mowing and watering has begun and that she had had a very productive meeting with her new irrigation team of 10 volunteers who will manage the control boxes. The irrigation system has opened with M-W-F watering schedule at 50 percent. This will be continually evaluated and she will email the team with any modifications to the current schedule. She reported talking to Landmark about the circular spots in our lawns which have returned. They swear it is a problem in the soil and not something spread by the mowers. They will be treating our lawns again for this condition. Gail inquired about who was responsible for the pots at the entry to our Clubhouse. Several of us discussed that various people had tried to keep plants alive at that location to no avail. Tia volunteered to discuss the pots with Diane Pearson and see if she might agree to try something prior to the June 2nd social event, the fish fry. Gary Hughes reported that there is a tree growing "into the fence" which is a P.J. McGraw lot. Gail will contact Landmark to check it out. The Board told

Gail that due to her diligence, the landscaped areas are looking very good and we appreciate her work so much.

Pam Higgins- McGinnis sent several emails reporting dead fish in the pond at the south end of Vandalia. Several of us tried to tackle the problem but it took Landmark to remove the fish. We then discussed the on-again - off-again aerator and all our concerns for the pond's health and the fish left alive. Ken will follow up on the aerator and probably schedule a service all for repairs?

Tia C. made a motion to accept Gail's report, Tom D. seconded, and her report was approved.

Pool Committee – Tia Creamer. The pool committee and work schedule are in place for the season, the 911 emergency phone has been activated, and the community announcement will go out along with a copy of the most recent Pool Rules. It is important that residents who are not included in our Directory receive a printed copy of the announcement and Pool Rules in their respective mailboxes. Tia asked the board's advice on operating condition #4 which relates to age of swimmers. The Board approved that anyone under the age of 16 must be accompanied by an adult resident and that all guests must be accompanied by an adult resident. Steve G. made a motion to accept pool report, Tom D. seconded and the report was approved.

Architectural Control Committee – Gary Hughes- Gary received a request from Pam Higgins-McGinnis. They want to replace their entire fence. They will keep the cedar fence between their property and Karen Smith and also the back fence they share with another homeowner. They want to replace the fence along the street side of their property with a fence which includes brick. This does not comply with the ACC standards and fence policy and it would not match our HOA fence design. In spite of the fact that they may have submitted a beautiful design, that is beside the point. After discussion, the request for an exception was denied.

Website Committee – Tia Creamer. No report.

Social Committee – Diane Pearson. Not present, no report. Max Deardorff relayed that RSVP's could be stronger for the fish fry.

Asset Management Committee – Nick Hanna. Nick has resigned as Chair and we accepted his resignation last month. Tia confirmed that Rich Porter is still willing to Chair the committee. He was unable to attend this evening as was Nick

Hanna. Linda wants the committee to get activated again since there are street issues which must be explored.

Security and Safety Committee - Ken Loden – Ken reported about two repairs to the north gate in a short period of time. It was difficult to tell if the gate had been tampered with or not. We discussed possibly having a video camera at the gate entrances as a security measure. All four-digit resident codes expire June 1st. Ed Cannady will assist Ken when he can with Security and Safety issues.

Finance Committee Report – Robert Shaw. Not present, no report.

Nominating Committee – Linda Johnston – Vacancies on Board filled.

Pond Committee – Do we need one? The Higgins-McGinnis's offered to assist in some capacity due to their interest in the pond and proximity right across the street. There was a discussion of the details related to the pond, i.e., management and maintenance, and it was decided that we did not need to approve a new committee.

Old Business:

More on street issues / cracks and we still have to get the Asset Management Committee Chair in place and up to speed ASAP before tackling street and other issues.

Rental Policy – Committee Report – Tia and Carole reported the results of the polling of the community on whether they wanted the Board to pursue rental restrictions in the Auberge – Yes or No. The results were overwhelmingly Yes. As we might have anticipated, even though the poll was simply to give the Board the support to continue, or not continue, what will be a complicated process, many residents replied in detail with their desire to eliminate rentals altogether in the future. A very small number, replied in the negative and did not want us to pursue restrictions on renting, and an even smaller number did not respond. The Board decided to continue this process by planning to meet in a special session to begin the work. Linda will contact the Board about a date.

Tom Dougherty made a motion to adjourn the meeting, Steve G. seconded and the meeting was adjourned at 8:30 pm.

Respectfully submitted,
Tia Creamer - Secretary