



The Auberge' Board of Director's Meeting

June 18, 2018

7:00 PM

Minutes

Administrative Items:

The meeting was called to order at 6:58 pm by Vice President and Acting President, Linda Johnston. BOD members present were: Steve Greenfield, Tia Creamer, Tom Dougherty, and Steve Lyons. Committee chairs attending were Diane Pearson and Sara Shaw (social/clubhouse) Gary Hughes, Robert Shaw, Ken Loden, past President Max Deardorff, and new Chair of the Asset Management Committee, Rich Porter. Member Sandra Kappus attended.

The minutes of the May 21, 2018 meeting were presented. A motion to accept those minutes was made by Tom Dougherty, seconded by Steve Lyons, and the minutes were approved.

Treasurer's Report – Steve Greenfield. HOA Financials were emailed and all received the files. Steve reported that he would be away for the July meeting but would faithfully provide the financials. He has continued to follow up with the foreclosed Clemmons house at 14533 South Vandalia. In spite of the sale to Arvest Bank, the deed has not been recorded in the bank's name and remains in Clemmons name. It appears that this may be a tactic on the bank's part to avoid expenses like HOA dues. We are speculating that the first opportunity to begin receiving dues again will be upon the sale to a new owner when a deed is recorded. Steve will be more than ready to begin collecting those dues.

A motion to accept the Treasurer's report was made by Tia C, seconded by Tom Dougherty, and the report was approved.

Linda introduced Rich Porter who has agreed to chair the Asset Management Committee upon a vote. The Chair moved that we accept with much gratitude Rich's appointment and he was accepted with a unanimous vote. He and the Chair have been in contact about issues pertinent to the BOD Asset Management

Committee and his report will come later in this agenda.

Committee Reports: All committee reports were voted on and approved unanimously by the Board.

Legal Issues – Robert Shaw. No legal report.

Landscape Committee – Gail Stearns. Absent. No report

Pool Committee – Tia Creamer. The pool had its first visit by Roger Roth of the TCHD and we passed with only the usual demerits about faded steps and some sharp areas of the decking. The leaking faucet which is primarily used for the pool was repaired. Subsequent to her having had a conversation with a Health Department official at the City, The Chair asked if the red, 911 emergency phone was still necessary since we all have cell phones these days and Tia said that she believed it was still required by the Tulsa County Health Department but would confirm with Roger Roth.

Architectural Control Committee – Gary Hughes. There are 90 total lots, 83 houses, 7 vacant lots, and 9 rentals per his calculations. There are still open items to be completed and **the list is provided as a scanned attachment**. The Chair began a discussion about violations of our ACC standards and specifically deviations from approved colors. The most obvious to all are when residents have painted garage doors, sometimes, trim and occasionally front doors, with unapproved colors or color schemes, or in some cases inherited those issues when they purchased the house. The violations have generally been tolerated and the Board has to stop the violations in order to keep the look of the Auberge'. Steve Lyons asked what our recourse was if someone painted their front door blue and refused to change it. How to go back and correct these violations or re-educate the community on the required standards is our task. Gary stated that if the CC&R's are not enforceable then we have to either change them or make them enforceable. Robert Shaw added that we would surely face legal problems if we did anything like repaint someone's property then bill them. He added that our only realistic course to correct these violations was to take the violators to court if they refuse to comply and sue for all legal expenses. We have been too tolerant for too long, but Linda feels that focusing our efforts on re-educating the community on exactly what the standards are and why we want to maintain those standards is a good first step, then we would state a time frame to get the violations corrected. She asked the ACC Chair to create a document which would outline what the standards are and why we have them in the Auberge', more as an educational piece for old and

new residents alike. We all need to be reminded of regular painting and maintenance issues which we tend to put on a back burner sometimes. Each committee chair is being asked to review their committee specific policies and update where necessary. As soon as possible the Board Secretary will compile all updated Board and Committee policies into BOD notebooks.

Website Committee – Tia Creamer. Still trying to either find someone who is more skilled in web site management or someone who will continue to tutor Tia. Meanwhile the Meeting Minutes are being distributed by email.

Social Committee – Diane Pearson. Diane reported that on two separate occasions there had been clubhouse bookings by members for personal events and simultaneously there had been members using the exercise room as both prepped for the events. Those on both sides did not know one another and the exchanges were apparently not very pleasant, although all involved did resolve things before they parted. One side assumed they had booked the entire clubhouse and one side referred back to a policy statement that members have unlimited access to bathrooms, exercise room, and library. It was the secretary's conclusion that the clubhouse usage policy and contract needed to state exactly what the Clubhouse booking included and excluded if that is the case. That clarification should be consistent in language anywhere the Clubhouse usage is addressed. Tia and Diane will coordinate since pool and clubhouse policies do have some overlap. We agreed that we want to prevent these sorts of misunderstanding in the future. Diane let the Board know that our microwave may need to be replaced before long. Linda asked her and the committee to consider a social event of some kind over at the catering facility at White Hawk. This would be in the spirit of being good supportive neighbors.

Asset Management Committee – Rich Porter. This was Rich's first meeting but he had met with Tom Dougherty and Jerry Snedden about the street repair project. They had received one proposal for \$15,880 for sealing cracks and cutting out and repairing the bad area where original gate to Phase II had been removed. Tom thought it was a good quote. The latest street job was 4 years ago and the sealing jobs last about 5 years. They will continue gathering information and get back at next meeting.

Security and Safety Committee – Ken Loden. Ken is trying to find a good source to evaluate the south retention pond fountain problem. We have received some bids on replacement and need prices on repairs. Ken will try to speak to an OKC company and stay in touch with the Board. He and Gary continue to work with ongoing gate issues which they are usually very successful resolving.

Finance Committee Report – Robert Shaw. Finances are good.

Nominating Committee – Linda Johnston – Vacancies on Board filled.

Old Business: The Board met 6-14-18 for a special session on Rental Policy. We met for a pre-agreed one hour and set the next meeting date for 6-20-18 at 6:30pm. Our assignment was to read and discuss documents from our research with particular emphasis on a document we termed the “motherlode” since it was so rich with helpful information on HOA rental policies. The Chair asked the Secretary to review all BOD policies many of which reside on the website and some exist “out there” in digital files and were not uploaded to the site. In other words, we need them all in one place and that will happen. The secretary will create Board books for all as soon as updating is complete.

New Business: The secretary passed along a question from member Suzy Cremer concerning whether the Board objected to her either emailing or mailing personal information about her new endeavor selling real estate. It was thought that the Board did not object to limited information like that shared with the community.

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

Respectfully submitted,
Tia Creamer - Secretary