



The Auberge' Board of Director's Meeting

July 16, 2018

7:00 PM

Minutes

Administrative Items:

The meeting was called to order at 7:00 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 included Gary Hughes, Gail Stearns, Robert Shaw, past President Max Deardorff. Members Paul and Toni Peterson, Jerry Snedden, and Jim Roach also attended.

The minutes of the June 18, 2018 meeting were presented. Gail Stearns pointed out an attendance error which would be corrected by the Secretary. 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 was to have been away for this meeting but plans changed and he was in attendance for this portion of the meeting to provide his report that all bills were current and everything in order. He asked for authorization to write off the unpaid, uncollectable past date Clemmons' dues which were about \$1700.00. The new owners of 14533 South Vandalia are Thomas and Erin Roberson who are paying dues. The house was immediately put up for sale by owner.

A motion to authorize and accept the Treasurer's report was made by Tia C., seconded by Tom Dougherty, and the report was approved. Steve left the meeting early at this point.

The chair announced the resignation of Rich Porter who had been appointed Chair of the Asset Management Committee and asked that we vote to accept this resignation. **His resignation letter is provided as an attachment** to these minutes. The Board regretted Rich's untimely resignation since we had certainly needed this

position to be filled.

Linda asked if anyone had recommendations for someone to replace Rich Porter as Chair of Asset Management. Tom Dougherty will speak to Jerry Snedden. If Jerry is not interested Linda will ask David Fleischhauer who has previously served as Board Secretary.

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

Legal Issues – Robert Shaw. Robert has been working on writing and presenting options for amending our CC&R's in regard to rental policy. The Board has provided input during this back and forth process. The Chair explained to those attending that the Board has met for two special meetings to address rental policy and is making good progress with language for options which have a chance to pass when put to an actual vote. The bar is high for a reason and will probably require 75% in the affirmative to pass. The Board is exploring other areas where the CC&R's need to be amended such as parking rules and clarifying enforcement language.

Landscape Committee – Gail Stearns. Things are looking good with watering 3 days a week at 80%. Her team has been called on twice to make necessary adjustments on the irrigation control boxes. 9 residents took an offer from Landmark to spray for bagworms which had infested some trees and shrubs. Several common area Redbuds were sickly and some were trimmed and some removed. In the fall Gail will consider replacing some of the lost trees. She also addressed an issue which came up while she was away. A member sent a mail around about the lawn condition called fairy rings. He had thought that's what we had in the Auberge. He implied that it was spread by mowing. Gail was obviously concerned but after much investigation and consultation with people at sod companies, it was determined that the spring dead spots we have experienced for many seasons now are not fairy rings nor spread by mowing. Gail has selectively treated the lawns with the worst spring dead spots and she will do so again this September. She continues to have challenges with Bill Croisant in regard to irrigation and landscape issues at the Murray house. Bill does not use Landmark to install the irrigation system which causes more problems for Gail in trying to maintain or troubleshoot.

Unrelated to landscape issues, Gail said that she received a call from Wrencla

Lopez about her house for sale at 14550 South Vandalia. Ms. Lopez said that each time she has a prospective buyer, the sale (she believes) is lost by information or misinformation about the CC&R's. In this particular instance it's alleged that one neighbor told the buyer that cars were not allowed to stay in the driveways for any extended time and another neighbor said that if you asked the Board they would approve a waiver to this rule. During the time Gail repeated this story from Wrencla Lopez, the Chair actually received a text from this prospective buyer about seeking a waiver for driving age family members, 17 and almost 16, to park in the driveway every other weekend. The Board discussed this and received input from the Peterson's and Jerry Snedden who voiced strong opposition to making these exceptions or waivers. The Chair advised that this waiver request and a decision will be addressed a little later in the agenda.

Pool Committee – Tia Creamer. Recently, the pool gate would not latch and Ken Loden worked on the gate until it would latch again. This was not an easy fix since the gate and fence have become out of alignment again. We hope the gate will not be forced or take any more abuse so that we can get through the season when a better repair job can be accomplished. I'm afraid the story is similar on the back door to the clubhouse. It was found open and unable to close firmly and lock. Again, Ken made many adjustments all over the door frame and the lock mechanism and door. It was repaired but will need serious repairs very soon. He thinks a new door, lock and work on the door frame is required. In this last instance, the handle was forced and that caused the door lock to break. The pool itself is fine.

Architectural Control Committee – Gary Hughes. There are still 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.**

Website Committee – Tia Creamer. No report until I can report the website is updated.

Social Committee – Diane Pearson/Sara Shaw. Absent, no report. Diane did send her suggested language to clarify what is and is not included in the clubhouse booking and delete outdated language about a fountain remote. The Chair had hoped to continue the discussion about ideas for future events, and in particular, an event at The Venue at White Hawk.

Asset Management Committee – Tom Dougherty subbing for the entire committee at this point. Street repairs report. With Jerry Snedden's help, Tom

reported that they had gotten three estimates on street repairs. They ranged from \$2,300. to \$23,000. The estimate of \$2,300. was from Adams Asphalt who sealed the streets 4 years ago. Tom made a couple of important points. 1.) the Adams quote came after Jim Adams made the rounds alone and the area which might need a large cutout and repair at the entrance to Phase II might raise the quote to \$3,000 to \$3,500, and 2.) the sealing job is 4 years old and if we can get a repair every 4 to 5 years for \$3,000, we are way ahead of the game! They are going to speak again to Adams and personally travel the streets with him and report back on an exact quote.

Fence Replacement: The fence along Yale from north end to main gate totals 1,591 feet for \$35,000 and the remaining portion main gate to south end is 284 feet for about \$6,200. Tom's informed opinion is that the portion going south is leaning but is not going to fall over – it's solid. The fence going to the north end has more water damage than many other areas. He does hope that the entire job can be done at the same time and the room all seemed to agree that that would be best. Tom will consult with the Treasurer on the fence replacement as soon as possible. Steve Lyons commented that he added a rain barrel to his back yard to collect run off and had been very pleased about how much future water damage he may be preventing.

Security and Safety Committee – Ken Loden absent. Pond fountain was repaired. Motor has about 2 more years per the OKC company. Ken did an amazing job finding someone to repair since all wanted to replace not repair.

Finance Committee Report – Robert Shaw. Finances are good. The totals sound very good, but as we have just discussed, we have expenditures coming. Due to good and conscientious planning, we can afford the things that have been coming.

Nominating Committee – Linda Johnston – Again need to fill Asset Management Chair.

Old Business: We set the next special meeting to work on rental policy for Tuesday, July 24 at 6:30pm. Tia's task to make policy notebooks for Board members will happen when all committee updates of their respective policies are reviewed and updated where necessary.

New Business: Linda is following up with the city and necessary details involved in getting mosquito traps and treatment in our area.

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