



The Auberge' Board of Director's Meeting

August 27, 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: Tia Creamer, Tom Dougherty, and Steve Lyons. Committee chairs attending included Ken Loden, Gary Hughes, Gail Stearns, Diane Pearson, Sara Shaw, Robert Shaw, past President Max Deardorff.

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

Linda reported that the search continues to find a replacement for the Asset Management Committee Chair. No one confirmed yet.

Treasurer's Report – Steve Greenfield. HOA Financials were emailed and all received the files. No one had questions about the financials. A motion to authorize and accept the Treasurer's report was made by Tia C., seconded by Tom Dougherty, and the report was approved.

And on a personal note, Steve continues to recuperate from surgery and is doing well. He reported that he would be available by phone during the meeting if needed, and indeed he was needed at a later point. Linda shared a story that involved an email scam which didn't succeed. Very shortly after arriving home from his surgery, Steve had received an email which appeared to have come from Linda asking for a check for \$5300. Fortunately, he called her immediately to inquire about that request and discovered that it was a scam, made to look like it was from Linda and providing

an address to receive the funds. Gail Stearns reported a similar email scam which appeared to come from her boss, requesting a check. We have to be so vigilant!

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

Legal Issues – Robert Shaw. The legal committee has prepared a draft of proposed changes to the CC&R's which includes rules on parking, renting or leasing, and adding enforcement tools or language, along with miscellaneous corrections. This draft will be addressed at the Sept. 5th special meeting of the Board.

The Chair recapped the process that began with the central rental piece and soon morphed into a much more comprehensive updating of the CC&R's. The CC&R's changes would no doubt result in a few conflicts with ByLaws which will have to be amended as well.

Landscape Committee – Gail Stearns. Gail reported that her job had been made considerably more difficult by Landmark who had gotten very behind on regular billing. Many bills hit all at once which caused Gail to spend time retracing old job requests and verifying all expenses from the many irrigation system jobs which she handles and trusts to Landmark. The company apologized and lamented that this season had been made significantly more difficult due to labor woes. Their labor force was down about 60%. Gail detailed the many electrical and other issues related to our ageing (14 years?) irrigation system. She and the Chair wanted it noted in the minutes that we owe Bob Kappus and Max Deardorff a big "thank you" for cleaning up after the recent wind storm. Also, her irrigation control box team has worked just like she had hoped to save time and water use with fast response to the current needs. This system has already saved her budget considerably over a thousand dollars over last year! Thank you Gail.

Lastly, she is addressing recent complaints about weeds in too many street beds in the north cul de sac. Some are rentals and one is a new owner. The owners of rentals have not responded and Gail wanted to make certain our welcome packets included a letter about landscape responsibilities of owners. Also, she will contribute to the next Auberge' Annotations piece which will address landscape responsibilities. The Chair shared that as she receives inquiries about prospective buyers they nearly all mention that what draws them to The Auberge' is the beautiful look of the place – a common design with a little individuality. We all agreed that we must strive to maintain those unique attributes.

Pool Committee – Tia Creamer. We are nearing the end of pool season. Last day to swim is 9/9/18 and pool will be closed 9/10/18 by Crystal Pools. The committee has served the community quietly and mostly behind the scenes doing 4 daily chemical checks per day throughout pool season and assorted pool “maintenance and housework”. They are the best!

Architectural Control Committee – Gary Hughes. There are still 90 total lots, 83 homes constructed and 7 open lots. Gary’s report with open items and detail will be scanned and attached to minutes. The Board asked that the next communication with owners regarding open items please be copied to the Board. Also, after some discussion of item #5 which was designated by Gary as “closed”, that item was changed to “pending” and will be re-addressed.

Website Committee – Tia Creamer. No report.

Social Committee – Diane Pearson/Sara Shaw. The Chair attended an earlier meeting of the Social/Clubhouse Committee during which the committee outlined current issues they are facing and the Chair relayed the Board’s desire to support them. Diane reported on several maintenance jobs which were overdue such as ceiling fan and light fixtures that needed help. She managed to get lots of work done for \$100. She highlighted the real lack of storage space (running out of it!) and the overdue update of clubhouse furniture and décor. Anyone who has spent any time enjoying and or volunteering in that Clubhouse knows that every nook and cranny and closet and cabinet in it are crammed to the gills! Diane discussed finally cleaning out or re-purposing the “office” to add more entertainment space. She asked permission to sell the office desk and some of the main room furniture and look for some replacement pieces. She also wanted to shop for a couple of nice but useful cabinets for each bathroom to use for storage supplies and free up space in exercise room closet. Linda had floated the idea to the committee to consider buying flags to display on holidays and the committee will continue to consider that, along with where to store a large number of flags. Sara added that when we outgrow our own Clubhouse (and we will) that we consider having an event like a holiday party over at White Hawk’s *The Venue* catering room. That led some to wonder out loud again about the survival of White Hawk after being reminded by the zoning request. It bears repeating at this time, though, that Roger Rodich, owner of White Hawk Golf Club, and resident of White Hawk, has stated at at least two public meetings and in writing that he is determined to make a go of the golf course. He has also been open that he will request a zoning change to have in place if the course cannot

be profitable. Steve King has stayed on top of that issue and in touch with the golf course. He has shared that information by email.

Lastly, the Board gave full approval to the committee to get prices and arrange to have the Clubhouse professionally cleaned 4 times a year.

Asset Management Committee – Tom Dougherty subbing for the entire committee again. Street repairs report. Tom presented a new bid from Adams Asphalt Maintenance dated 7/11/18 for \$2,642.17. This bid was submitted after a walk around the streets with Tom and the discovery of gutter damage from Dougherty property to Loden property. This area was damaged from water running over that area for over a year. The job would include crack sealing for \$2317.17 and asphalt seal coating for only the gutter damaged area for \$325. Tom did not think we needed seal coating all streets again for an extra \$8,000. The streets were sealed four years ago and from a Google Earth photo of the residential streets around the area, the streets of 'The Auberge' are darker than all others. The Chair asked that we phone the Treasurer and get his approval and it was unanimous approval for the street expense. Tom said that Adams thought mid-September to mid-October would be best. Please see attachment of Adams Asphalt Estimate for details.

Security and Safety Committee – Ken Loden. No issues.

Finance Committee Report – Robert Shaw. No issues.

Nominating Committee – Linda Johnston – Continue to fill Asset Management Chair.

Old Business: We set next special meeting for Rental/Parking/CC&R Changes for Sept 5th.

New Business: TCC Health Dept. tests for West Nile around the neighborhood showed no virus.

Tom Dougherty made a motion to adjourn the meeting, Steve Lyons seconded, and the meeting was adjourned at 8:10 pm.

Respectfully submitted,
Tia Creamer - Secretary