



The Auberge' Board of Director's Meeting
September 24, 2018
7:00 PM
Minutes

Administrative Items:

The meeting was called to order at 7:02 pm by Vice President and Acting President, Linda Johnston. BOD members present were: Tia Creamer, Tom Dougherty, and Steve Lyons. Committee chairs and members attending included Ken Loden, Gail Stearns, Sara Shaw, Robert Shaw, past President Max Deardorff and Kay Deardorff.

The minutes of the August 27, 2018 meeting were presented. A motion to accept those minutes was made by Steve Lyons, seconded by Tom Dougherty, and the minutes were approved.

Linda was pleased to report that David Fleischhauer agreed to chair the Asset Management Committee. David was unavailable to attend this evening's meeting; however, a motion to approve the appointment of David as Asset Management Chair was made by Tom Dougherty, seconded by Steve Lyons, and the motion carried. David was an original Board member and has a strong financial background. He is coming up to speed by meeting and consulting with Board and committee members. We are so grateful for his commitment.

Treasurer's Report – Steve Greenfield. HOA Financials were emailed and all received the files. No questions or comments about the financials. A motion to authorize and accept the Treasurer's report was made by Steve Lyons, seconded by Tom Dougherty, and the report was approved. We are hopeful that Steve will attend a future meeting when he feels able.

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

Legal Issues – Robert Shaw. The legal committee is reviewing the Bylaws with

the intention of having them match up with the proposed changes to the CC&R's. Robert is working diligently on this project and the Board expressed their gratitude for the time he has spent on this important work. At each stage, he has communicated with the Board and received input. After review by an attorney the resulting proposals for changing and updating CC&R's and Bylaws will be ready to present to the membership for review, discussion, then finally a vote.

Landscape Committee – Gail Stearns. Gail reported that after she had documented and taken pictures of the worst of the spring dead spot lawns, those lawns had a 1st treatment. There were 9 lawns. They will have a 2nd treatment. Obviously, they will be watched for improvement. Fall pansies will be planted soon. The irrigation team continues to quickly adjust to current conditions in an effort to better control water use. The significant water leak which runs east and down the 144th St. cul-de-sac and is associated with the Linda Ross property, has been checked by Gail along with irrigation technician at Landmark, Raphael, and it has been determined that it is on the Bixby city side. In order to continue with the proposed asphalt job, this leak needs to be totally repaired. Gail also reported that she plans to get a quote from Nate at Landmark for monthly weeding of the street tree beds. Complaints have swirled around when weeds have gotten out of hand in those beds, whether they be homeowners or renters. Gail feels strongly about this issue and also feels that her budget can probably accommodate this new service. In addition to Gail's receiving complaints about beds needing to be weeded, she recently received strong complaints from the north cul-de-sac regarding the state of the vacant lots. Those are the responsibility of the lot owner, but when the reality is, that our neighborhood suffers when those responsibilities are ignored, we sometimes have to act in the best interest of the whole community. It was agreed that all four vacant lots in the north cul-de-sac are now owned by P. J. McGraw. The cul-de-sac residents and many adjacent neighbors have complained about not only the bad look of his lots, but the vermin that come along with overgrowth. After much discussion it was also agreed to, that a Board letter will be drafted by the Chair to be sent to Mr. McGraw specifying that he clean up, level, and mow his lots which have merely been brush hogged for the last year. The Chair will read and determine our exact position in regard to enforcement regarding billing Mr. McGraw for work that we would be forced to do before the letter is sent.

Pool Committee – Tia Creamer. No report other than confirming that emergency pool phone service is suspended until next pool season and the water to outdoor shower will be turned off.

Architectural Control Committee – Gary Hughes. Gary was absent but please find his report and a related e-mail attached. When a property search is done on the

Tulsa County Assessor's office website, it can confirm the original color of houses. In spite of Gary's action on 8/28/18 and subsequent meeting with Carole Greenfield, documented in his e-mail, the Board is aware that neither gray and white, or two-tone gray is the original color of the property at 14611 Toledo Pl., nor does it appear on the exterior color standard choices. The Board needs to get further clarity on this issue from Mr. Hughes.

Website Committee – Tia Creamer. No report.

Social Committee – Diane Pearson/Sara Shaw. Sara present. The Chair inquired if the Clubhouse had been cleaned and it has not been cleaned yet. The Board authorized a professional cleaning at least 4 times a year and approved of the committee's plans to try to sell the office furniture. At some future point the Board will consider replacement furniture costs.

Asset Management Committee – Tom Dougherty. No date has been set for the street repairs but that will be set just as soon as the water leak issue is fully repaired. Tom would like for that job date to be between mid-October and early November. We have two fence quotes. One from Midwest @ \$35,399.75 and one from Owasso Fence @ \$41,000. Tom acknowledged that as we continue to review the area and survey the streets, there may be a few other areas that require attention which might add to the street repair job quote. A discussion ensued about other possible types of replacement fencing other than exactly what we now have. Stucco and more substantial fencing types were talked about. Tom reminded that a totally different fence would require that our stone columns would need to be replaced. It was thought that those columns would run at least \$1000. or more per column. The fence replacement job, Tom recommended, might be best done in low season such as Nov. through February when the price should be better.

Security and Safety Committee – Ken Loden. The pond fountain mechanism failed again and the company who did the latest repair offered to remove it again and see if it was anything at all related to the repair, in which case it would be under warranty. As we consider a new commercial grade fountain, we can expect to pay \$3,000 to \$5,000.

Finance Committee Report – Robert Shaw. No issues.

Nominating Committee – Linda Johnston – All vacancies are filled.

New Business: The Chair related several calls she had received and in particular one from a real estate agent. The agent said that her clients thought \$143 dues

seemed high until the agent was educated about just how much value is packed into that \$143. We agreed the details needed to be shared many places. The agent agreed to update their Auberge' details.

Annual Meeting date will be set by October meeting.

Tia will send reminder of the Bixby Planning Commission Meeting.

Tom Dougherty made a motion to adjourn the meeting, Steve Lyons seconded, and the meeting was adjourned at 8:17 pm.

Respectfully submitted,
Tia Creamer - Secretary