

**Forester Square @ Auburn Village**  
**Board of Directors Meeting**  
**August 15, 2016**

**1. Call to Order**

President Eric Cionka called the meeting to order at 6:05pm

**2. Roll Call**

The board members listed below were present, in which a quorum was constituted

President: Eric Cionka  
Vice President: Kathy Giffels (Absent)  
Treasurer: Eric Fornasiero  
Secretary: Eric Cionka  
Director: Lucia Gordon-Swims  
Director: Tom Lombardo (Absent)  
Director: Bob Waltenspiel  
Director: Mike Vanhorn  
AMI: Jim Dafoe

**3. Approval of Minutes for June 20, 2016**

Approval of General Session Minutes for June 16, 2016. Bob made the motion to approve the minutes Eric F seconded it and all board members approved.

**4. Co-Owner Forum**

**1. Joes Quality Construction**

Joe and Greg came out to do a walk around Building Number 4 (white building) to go over the items that he feels need to be repaired on the building. He is putting together a quote and will provide it to AMI once it is completed then the board will review and vote on it.

**2. Steve Guerrero (Attorney)**

Steve phoned in to review a situation in the neighborhood. A unit owner has hired an attorney because they feel that they are being overcharged on their HOA dues. The unit owner has a basement in her unit. There are other identical units to her with a basement that are being charged a lower HOA due. Biltmore may have not calculated the percentage of value correctly for a few units. Steve presented options to the board on how to proceed.

**3. Jan Danosky (Attached unit owner)**

Jan prepared a document showing the dues on the attached units with and without basements. She is building a case that she is being over charged on her dues because there are units in the complex that have a basement and same square footage unit but are being charged less.

#### **4. Report of Officers:**

##### **President:**

Presented and reviewed the master excel tracking document. The document keeps track of all current projects, future projects, notes as well as much more pertinent information.

Presented landscaping quote from Teddys Lawn & Landscape. The quote is to landscape the island in front of the pond as well as around the mail boxes by the pond. Unique Property Management will also be producing a quote. Once we receive the Unique Quote a decision will be made on which company to do the work.

Presented a request from the Avondale moms squad for a \$100 donation. The donation was denied due to the fact that the board should not be taking money out from the reserve from the community members' dues without everyone's permission.

##### **Vice President:**

None

##### **Secretary:**

None

##### **Treasurer:**

Reviewed Financial Summary

#### **5. Report of Committee:**

##### **Design Review Committee (Eric C, Mike & Eric F):**

None

##### **Building & Grounds Review Committee (Lucia & Tom):**

None

##### **Communication Committee (Kathy & Bob):**

Kathy provided an update on the website via email

## **Management Report (Jim Dafoe, AMI):**

### **New Business:**

- Reviewed Unique Property bid on arborvitaes. Still waiting for them to provide a bid to landscape in front of pond.
- Replace the doors that are rotting on the attached units.
- Jim is obtaining snow removal and salting quotes.
- Jim will be obtaining quote from Joes quality construction to have the balconies painted on several attached units.
- The board will meet with Brand and his brother on September 12<sup>th</sup> at 6pm in the clubhouse to review security options.
- Eric C will contact Armstrong Masonry to schedule an appointment to review the steps and facial stones.
- The board requested that an updated reserve study be done. Jim from MAI will pursue this.
- The area in front of building one will be sodded by VESTA homes by the end of August 2016. They will also fix the large hole on the property in front of building 1.
- Joes quality construction will be putting together a bid to repair and repaint several areas on building 4.

### **Old Business:**

- Pool and spa will be closed by Pristine Cools on September 26<sup>th</sup>.
- Joes Construction painted the shutters on buildings 4, 10 & 11
- Pergola paver stones have been fixed
- Dog clean up and leash signs have been installed around the community
- The damage to the reflection pond has been cleaned up as much as possible
- 3 new flat screen TV's have been installed in the fitness center
- The large TV structure hanging from the ceiling in the fitness center has been removed
- A new cement porch on the front of 211 Amys walk was put in
- The hot tub pump has been fixed
- New waste baskets were installed in the men's and woman's bathroom in the clubhouse
- New pulleys for the weight machine in the fitness center were put in
- The metal edging that was sticking out from the ground around the pergola has been fixed

Eric F made the motion to accept the build from Joes Quality Construction to inspect and fix all of the attached buildings roofs at the cost of \$25,000. Eric C seconded the vote and all voted yes.