

FORESTER SQUARE

AT AUBURN VILLAGE

Annual HOA Community Meeting

June 21, 2017

Agenda

1. CALL TO ORDER:
 - A. Proof of Quorum
 - B. Proof of Notice
2. INTRODUCTION OF DIRECTORS AND MANAGEMENT REPRESENTATIVES
3. Approve 2015 & 2016 Annual Meeting Minutes
4. PRESIDENTS REPORT
5. LEGAL REVIEW
6. VOTING REQUIREMENTS/ELECTION
 - A. Voting Requirements
 - B. Call for Nominations from the floor
 - C. Close of Nominations
 - D. Introduction of Candidates
 - E. Call for Election Inspectors
 - F. Casting of Votes
7. CO-OWNER QUESTIONS AND CONCERNS
8. ELECTION RESULTS
9. ADJOURNMENT

Current Board Members

- President: Eric Cionka
- Vice President: Kathy Giffels (up for re-election)
- Treasurer: Eric Fornasiero (up for re-election)
- Secretary: Eric Cionka
- Director: Lucia Gordon-Swims
- Director: Tom Lombardo (up for re-election)
- Director: Mike Vanhorn
- Director: Bob Waltenspiel

3 Openings to be on Board

- Kathy Giffels - Vice President
- Eric Fornasiero - Treasurer
- Tom Lombardo - Director

Approval of 2015 & 2016 Minutes

Property Management Company (AMI)

Account Manager: Jim Dafoe

- What is a Property Management Company?
 - A company that handles all the day-to-day activities that are centered around the community. They hire other companies to do such things as landscaping, snow removal, maintenance around the community and so on. The board of directors make the decisions and the property management company fulfills them.
 - The board makes the decisions and the property manager carries those decisions through.

2016/2017 Notable Accomplishments

- Landscaped entire community (mulch, replaced dead shrubs, new flowers, pop up drain pipes, new sod...)
 - Pond area (added paver patio and sitting wall)
 - Lights added to mail box area by pond
- Building #4 (white building) was completely rehabbed
- Light poles around community were upgraded to LED lights
- Dog poop stations installed around community
- Replaced TVs in fitness center with flat screen tvs
- Replaced TV in great room with 70inch flat screen tv
- Added TV to meeting room
- Added white board to meeting room
- Painted entire clubhouse and upgraded to led recessed lighting
- Common areas are now being mowed more then once a month
- Concrete slab replaced at 211 Amys walk
- Installed security cameras in clubhouse
- Key fob system has been upgraded (both pool gates work, outdoor bathrooms work and do not have t push green button to leave clubhouse)
- New waste baskets installed inside clubhouse

2016/2017 Notable Accomplishments continued

- Burnt out pool lights have been replaced
- Forester Square Website has been launched www.foresterssquareofauburnhills.com
- Updated reserve study conducted
- New street signs installed around community
- Roofs on all attached buildings have been inspected and fixed where needed
- Recumbent bike added to fitness center
- Pool opened May 1st will close at end of September
- Replaced several rotten boards below front doors on building 3
- Roofs inspected and fixed on all attached buildings

Past, Current & Future Major Projects

2016	2017	2018
Landscape in front of pond and around mail boxes	Repair additional steps on attached units (Forester Blvd & Amys Walk)	Repair brick paver walls on Forester Blvd (phase 1)
Website up and running	Update outside of clubhouse and pool house building (stain roof & ramp, power wash building, replace outdoor lights with LED...)	Select top attached unit(s) that are in need of repair and do the works to them
Building 4 White Building) repainted and repaired	Landscaping around entire community (mulch, remove replace dead plants and bushes, weeding schedule, replace dead grass areas)	Convert the open field next to the fountains behind the townhomes into a strip of parking spaces
Paint inside of Clubhouse	New Street Signs for entire community	Fix the paver stones in the Pergola (phase 1)
Cameras in clubhouse / upgrade key fob system	Select top attached unit(s) that are in need of repair and do the works to them (similar to the work done on building 4 white building)	Continue Landscaping (new sod, mulch, replace dead plants and bushes...)

Community Problems (1 of 3)

- **Garbage**
 - Garbage put out not inside a can
 - Everyone should try to use at least 1 garbage can
 - Garbage is put out the night before garbage night
 - Animals get into it
 - Can get blown away (we live in a wind tunnel)
 - Try and put out garbage the day of garbage day
- **Brad the handymans crew comes out twice a month to sweep the neighborhood of garbage.**

Community Problems (2 of 3)

- **Parking**
 - Garages are used as storage therefore people park on driveway or street
 - People are parking on grass areas
 - Cars are getting hit on the street
 - Hard to have guests over
- Elimination of some no parking areas on street
- Installing a parking lot behind buildings 9 & 10 behind fountain area (April 2018)

Community Problems (3 of 3)

- **Dog Waste**
 - Dog poop is all over the community in front of homes, common areas, sidewalk, middle of road
 - PICK IT UP
 - Have your dog on a leash
- Dog Waste Stations have been installed throughout the community that contain bags and a receptacle to put the bag of poop in.

Social Committee

Month	DAY	TIME	EVENT	LOCATION
February 5th	Sunday	6:00-10:00 pm	Super Bowl	Clubhouse
March 18th	Saturday	5:00-10:00 pm	Games & Cards	Clubhouse
May 13th	Saturday	5:00-10:00 pm	Cinco De Mayo	Clubhouse
June 17th	Saturday	5:00-10:00 pm	Community BBQ	Clubhouse
July 20th	Thursday	6:30-10:00 pm	Wine & Cheese	Pergola
August 19th	Saturday	5:00-10:00 pm	Community BBQ	Clubhouse
September 23rd	Saturday	5:00-10:00 pm	Oktoberfest	Clubhouse
October 21st	Saturday	5:00-10:00 pm	Bonfire	Clubhouse
November 18th	Saturday	5:00-10:00 pm	Chili Cook Off	Clubhouse

Legal Review

Makower, Abbate & Guerra

Evan Alexander

Time to Vote

Financial Review

- Forester Square has a \$536,096 fully funded reserve as of June 13th, 2017 (including 5 separate CD's totaling \$512,000)
- Forester Square makes monthly reserve deposits of \$13,882 (\$166,584 annually)
- Made over or in process of \$500,000 in capital improvements in past 18 to 24 months
- \$24,356 ahead of budget through May 31,2017
- Financially sound

Co-Owners Questions & Concerns

Election Results

Meeting is Done!

- Thank you for everyone for taking time out of your day to come to the meeting