

Forester Square @ Auburn Village
HOA Board of Directors General Session Meeting
Aug 9, 2017

1. Call to Order

President, Eric Cionka, called the meeting to order at 6:03pm.

2. Roll Call

President: Eric Cionka

Vice President: Kathy Giffels (Absent)

Treasurer: Eric Fornasiero

Secretary: Mary Isrow

Director: Lucia Gordon-Swims

Director: Bob Waltenspiel (Absent)

Director: Mike Vanhorn

AMI: Jim Dafoe

3. Approval of Minutes from May 18, 2017

The review of the meeting minutes from the May 18 board meeting was overlooked. We will review the minutes from the May 18 and Aug 9 meeting in the next board meeting which will be held Sep 6.

4. Co-Owner Forum

There were no co-owners present at the meeting.

5. Report of Officers:

President:

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

Vice President:

Not present

Secretary:

- As a new board member, posed various questions about the community and board processes.
- Hot tub has sand settled at the bottom. Jim presented a quote for the replacement of the filter system. The board approved the expense for \$1,650.
- Recommended a more permanent and visually appealing sign for the social events. Jim to obtain a quote for consideration in 2018.

Forester Square @ Auburn Village
HOA Board of Directors General Session Meeting
Aug 9, 2017

Treasurer:

- Reviewed Financial Summary
- Recommended that we slow down spending for the remainder of 2017 and 2018. Recommended we limit spending to approx. \$100K or less in 2018 in order to maintain our favorable reserve status.
- Discussed the need to look at large project bids a little closer. Mary seconded the discussion and requested expenses over \$5,000 receive additional quotes. The board all agreed with this approach.

6. Report of Committees:

Design Review Committee (Eric C, Mike, Eric F, & Mary)

None

Building & Grounds Review Committee (Lucia & Mary):

None

Communications Committee (Kathy, Bob, & Mary):

None

Management Report (Jim Dafoe, AMI):

New Business:

1. Jim to negotiate the cost of the engineering for the retaining wall.
2. Need to look at the grounds to assess and prioritize the retaining walls for replacement.
3. Need to look at the garage doors to assess and prioritize repainting in order to prevent replacement in the future. Jim to verify whether that is a HOA or home owner expense.
4. Will consider steam cleaning the clubhouse carpets and furniture in spring 2018.
5. Discussed the clogged sewers and sewer covers. Eric to mention to Vesta.
6. The community hot tub filter requires replacement, it is leaking sand into the hot tub. Pristine Pools provided a quote to replace the filter at a cost of \$1,600. Eric C. made a motion to approve the work and Eric F. seconded the motion.

Old Business:

1. Updated the project tracking document.

Email Votes:

Jun 28 – Eric C made the motion to accept Arbor Tree Service’s bid for \$1,600 to provide arborist service for the community landscaping for the remainder of 2017. Bob seconded the motion and all board members approved.

Forester Square @ Auburn Village
HOA Board of Directors General Session Meeting
Aug 9, 2017

Jul 14 – Eric C made the motion to accept Joe’s Quality construction bid for \$1,500 to replace a joist on building 18. Bob seconded the motion and all board members approved.

Meeting adjourned 7:30pm

Next meeting will be Wednesday Sep 6 at 6:00pm in the clubhouse.