

**Forester Square @ Auburn Village
HOA Board of Directors Meeting Minutes
May 7, 2018**

1. Call to Order

President, Eric Cionka, called the meeting to order at 6:01pm.

2. Roll Call

President: Eric Cionka

Vice President: VACANT POSITION

Treasurer: Eric Fornasiero

Secretary: Mary Isrow

Director: Lucia Gordon-Swims (absent)

Director: Bob Waltenspiel (absent)

Director: Mike Vanhorn

AMI: Jim Dafoe

3. Approval of Meeting Minutes – Mary made the motion to approve the April 10, 2018 general session minutes which was seconded by Eric C. and the board approved.

4. Past Issues & Projects

- a. The pool is now open for business.
- b. Building 8 porch work is complete.
- c. Dirt pile behind the hot tub was moved by Mattera.
- d. The message board was installed and is splendid.
- e. The rehab on building 11 has been completed by Joe's Quality.
- f. Chicken wire has been installed on the buildings that required it.
- g. Eric C. and Mary passed out flyers to the community about garbage control.
- h. The brick replacements on the porches on Amy's Walk and Forester were complete.

5. Future Issues & Projects

- a. In March, Mary discussed the parking issues on the street that connects the pond houses' and Forester Blvd. houses' driveways. Folks are parking behind their driveways which is inconvenient for neighbors and an eyesore. Discussion was had on getting a new parking lot in the field by the trail. In April, Eric C. got a quote to get a concrete parking lot for \$13,000 from Troy Armstrong. Will consider in the future.
- b. In February, Eric C. drafted a letter to be sent to FS to inform them of the fire suppression process. He needs to update it to indicate that the board members cannot turn off the water as originally thought. Message will be sent out at the beginning of the winter season to all residents and new residents that move in during the winter months.
- c. In April, Eric C. discussed the boulders being moved to areas that get run over a lot and areas that are empty. Tabled for a future meeting.

**Forester Square @ Auburn Village
HOA Board of Directors Meeting Minutes
May 7, 2018**

Current Action Items:

#	Action	Responsible
1	The city of Auburn Hills will no longer be mowing the lawn at the entrance. Rochester Hills will be responsible for that in the spring. Jim to notify them of such. May ask Unique to do some maintenance to it if the Board doesn't feel Rochester Hills is doing an adequate job.	Jim
2	Building 1 and 10 still need to be painted.	
3	Green America to sod the grass they tore up at the house on Forester Blvd.	Joe's Quality
4	Updating the bi-laws should be on our list of things to do. Everyone should do a review by the August meeting and come with comments. It costs about \$7K. Over 2/3 vote to approve changes is required. Jim to send a list of the required steps to all for info. Considering fines, renters limitations, etc.	Eric C.
5	Board members that are up for re-election need to give the resume to Jim.	All
6	Bldg 10 renovation is complete except for paint.	All
7	We are responsible for the grass by the park and we are getting a quote.	
8	Jim to see if the fountain can be centered.	Jim
9	The drainpipe on the porch at Amy's Walk needs to be looked at by Brad. We need to reconfigure it so that it doesn't drain onto the porch.	Jim
10	Need a no parking sign by the south end of building 4 on the backside.	Jim Brad
11	Building 9 stairs and railing need to be fixed. Getting a quote from Troy Armstrong for a temp fix to get us by until next year. Should look at the railing to see if it can temporarily be re-bolted as a temp fix.	Jim
12	Green America put seed on the area where they ran over the house on Jotham. They don't care for the seed, he wants sod. Jim to coordinate with Green America.	Jim
13	We are going to do a review of all of the houses for aesthetic purposes. We will warn everyone at the annual meeting and give everyone 30 days to comply. Eric is also going to put it on the website and add a message to our message board that says something similar to 'help keep our community beautiful'.	Jim
14	Everyone needs to review the PowerPoints Eric C. put together for the annual meeting by COB May 18.	All Eric C.
15	There is a hammering noise in unit when a toilet flushes. Mike read on-line that it might be as simple as a suppressor issue, shutting valves off/on. We need to try and get it resolved. AMI to reach out to the new owner to work with them so that we can get in to inspect it. Brad to go there and address it, Jim to put a work order in.	All
16	Mary suggested that a small bike rack would be nice at the clubhouse. Brad to get something that's black and matches our theme.	Jim Brad
17	Mary to draft a letter about the parking issues on the pond.	Brad
18	Building 9 has a water bill issue, high cost \$9000/month. Brad to see what's up.	Mary
19	Lessen the frequency of the sprinklers to every three days in the spring and every other day in the hotter months.	Jim Brad
20	The building signs are almost all installed. The sign on building 1 is not in a good place. Need to move it so it's in a consistent location with the other buildings.	Jim

**Forester Square @ Auburn Village
HOA Board of Directors Meeting Minutes
May 7, 2018**

21	Shingles came off of the roof of building 1. Going to do a workorder to complete that.	Brad
22	Eric did an overview of the landscaping 20,760 from Teddy's. Eric C. motioned to approve, Lucia seconded, Mary voted to agree.	Jim
23	Eric C. emailed the board about replacing the sod with pea gravel and burying the downspouts between the houses when they're built. Everyone needs to respond.	

Report of Officers:

President:

- Items as annotated above.

Vice President:

- VACANT

Secretary:

- Reviewed outstanding action items from past meetings and updated above accordingly.

Treasurer:

- Reviewed financials. We're in a good position right now but just need to monitor spending through the year, as we do anyway.

Report of Committees:

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

None.

Building & Grounds Review Committee (Lucia & Mary):

None.

Communications Committee (Bob, & Mary):

None

Management Report (Jim Dafoe, AMI):

See Executive Minutes for details

8. Miscellaneous:

Meeting adjourned 7:40pm. No meeting in June due to the annual meeting on June 6. July is an off month. Next meeting will be in August, the board is currently finalizing a date.