

**Forester Square @ Auburn Village  
HOA Board of Directors Meeting Minutes  
Sept 10, 2018**

**1. Call to Order**

President, Eric Cionka, called the meeting to order at 6:00pm.

**2. Roll Call**

President: Eric Cionka

Vice President: Jeff Heath

Treasurer: Eric Fornasiero

Secretary: Mary Isrow

Director: Lucia Gordon-Swims

Director: Bob Waltenspiel (absent)

Director: Mike Vanhorn

AMI: Jim Dafoe

**3. Approval of Meeting Minutes** – Mary made the motion to approve the August 6, 2018 general session minutes which was seconded by Eric C. and the board approved.

**4. Officer Position Voting** – voted on positions. Eric C. is president, Eric F. is Treasurer, Mary is Secretary again, and Jeff is VP.

**5. Past Issues & Projects**

- a. Loose pool tile was glued back on.
- b. Building 1 drain pipe was fixed.
- c. Installed signs on Forester to pick up dog poop.
- d. Nine Garage lights have been replaced throughout the community.
- e. Missing shingles have been replaced on building 1.
- f. Chicken wire was installed on building 1, 4, and 11.
- g. A section of Jotham had standing water in a hole. This has been filled in.

**6. Future Issues & Projects**

- a. 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.
- b. 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.

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- 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.
- d. In April, we discussed updating the bi-laws. It costs about \$7K. Over 2/3 vote to approve changes is required to update. Will revisit this down the road.
- e. In August, Eric C. discussed fixing a piece of broken cement that is on the sidewalk in front of the houses on the pond. The board agreed to table that until next year.
- f. In August, Eric C. discussed sending a notice to homeowner's requesting that they provide their email address for communication purposes. He will draft something to send.

**7. Current Action Items:**

#	Action	Responsible
1	Jim to get our old pond fountain back from the contractor that installed our new one and put it on Eric C.'s porch.	Jim
2	Eric is going to put a note on the website and add a message to our message board that says something similar to 'help keep our community beautiful'.	Eric C.
3	Mary to draft a letter about the parking issues on the pond.	Mary
4	Eric C. to coordinate with Mattera on offering an option to homeowners to bury the downspouts and/or put 6A stone and weed barrier down instead of sod on a case by case basis.	Eric C.
5	Quote from Armstrong Masonry for \$3,485 to replace the bricks on the back of the clubhouse and a step that are sagging. Jeff seconded, all agreed.	Jim
6	Eric C. asked that AMI send an email upon receipt of a work order request that's sent through the website or any other forum that says that the request was received and someone will get back with them soon with a response. This will help the residents to know that it did not go into a black hole and it's being investigated.	Jim
7	Some buildings do not have connected downspouts from the top of the roof to the second layer of the roof. Jim got a quote on building 8A and Brad investigated all buildings for deficiency. Got a quote for \$2100. Eric C. made the motion to reject, Jeff seconded. All were in agreement that it was not a priority.	All
8	Building 1 is missing a piece of the downspout by the garage.	Brad Jim
9	Eric C. to sprinkle grass seed rather than put sod and see how that turns out in the spring.	Eric C.
10	The pool is scheduled to be closed Sept 24.	FYI
11	Brad to clean pop up drains, getting a quote before proceeding.	Brad Jim
12	Picked up the burlap and replaced on the sewers. Will have Vesta do that in the future.	Eric
13	The contractor came out to inspect the work out equipment that is broken. Parts are on order and should be fixed by Sept 14.	Jim
14	Staco resources to fix downspout and install a 5" on Amy's Walk. Eric motioned to approve, Lucia seconded, all agreed. Cost is \$475.	Staco

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15	Beverly building 1 has a lot of dead sod due to inability to get rain. Eric C. proposed replacing with all rocks. We decided to just do more boxwoods and a small amount of rocks. Will look at for next year.	Eric C.
16	Cintas alarm and sprinkler system had issues and Cintas had to cut a hole in the ceiling in June. The hole has not been fixed at building 18 and must be done ASAP. Eric wants it done by the end of the week.	Eric C.
17	Building 4 needs new lights, Eric purchased them and they will be installed soon.	Brad
18	Eric bought the orange snow poles to put around the community. We will need to figure out what to do with the excess snow eventually as more homes get built.	Eric C.

**8. Report of Officers:**

**President:**

- Items as annotated above.

**Vice President:**

- Nothing specific was discussed.

**Secretary:**

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

**Treasurer:**

- Discussed current state of spending.

**9. 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

**10. Miscellaneous:**

Meeting adjourned 7:02pm. Next meeting is October 8 at 6pm in the clubhouse.