

**Forester Square @ Auburn Village  
HOA Board of Directors Meeting Minutes  
Feb 11, 2019**

**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

Director: Mike Vanhorn (absent)

AMI: Jim Dafoe

**3. Approval of Meeting Minutes** – Eric C. made the motion to approve the Feb 11 general session minutes which was seconded by Mary and the board approved.

**4. Past Issues & Projects**

- a. Completed the preventative measures for water damage on building 3 for \$900.
- b. We renewed with Unique for lawn service for 2019. We informed them that they need to do a better job of weeding this year.
- c. Completed the water damage repair on 3899 Forester Blvd (paid out of pocket, not an insurance claim).

**5. Future Issues & Projects**

- a. In June/July: look at the buildings to see if we should take preventative measures for water damage like we did on building 3..

**6. Current Action Items:**

#	Action	Responsible
1	Lucia is getting the excess mailboxes removed by midweek and the others will be consolidated together.	Lucia
2	Eric C. to get a quote from Teddy's to repair the back step of the clubhouse when he does the walk around with them in the spring.	Eric C. Teddy's
3	Plans to redo building 9A are moving forward.	Armstrong
4	Trowbridge has dug 3 new basements on Andover. Eric has finally gotten contact with the new builder.	FYI

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5	Knox boxes on the various buildings are necessary so that the city can turn the water off when we have a pipe burst. We have them but the fire department doesn't know where to access them at all times. Eric going to put signs to direct people to where they're at so that we don't have delay in getting water turned off.	Eric C.
6	Eric to finalize the plans to use pea gravel between the new houses that are built with Vesta and the city if needed.	Eric C. Vesta
7	A heat assessment was conducted on the buildings that get the water breaks. Building 5 and 6 are going to get the new insulation treatment.	Jim Joe's Quality
8	Jim to get a quote for banding the roads to prevent future potholes.	Jim
9	Jim to book the church for the annual board meeting on June 5.	Jim
10	Brad to tag the pipes in the doghouse closets in the buildings that had water issues to identify which pipe goes to what.	Jim Brad
11	Jim to get an assessment on the gym equipment to see the usage and condition of all the equipment.	Jim
12	Jotham building 1 has a lot of dead sod due to inability to get rain. Eric C. to tell Teddy's to replace the sod with boxwoods and a small amount of rocks when he does the spring walk through.	Eric C. Teddy's

**7. Report of Officers:**

**President:**

- Items as annotated above.

**Vice President:**

- None

**Secretary:**

- Reviewed outstanding action items from past meetings and updated above accordingly.
- Questioned the allocation of common vs condo expenses such as deductibles for condo water damage. Reviewed this further and will redo and present to the board when time permits her to work on it.

**Treasurer:**

- A CD matured recently at Chemical Bank and renewed it at Flagstar for a greater interest rate.
- We have several others renewing soon. We will determine how many to renew dependent on what happens with our new insurance carrier.

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**8. Water Damage Repair due to Pipe Bursts**

3931 Forester Blvd and 3933 Forester Blvd – attempting to make this one claim  
3934 Forester Blvd  
3936 Forester Blvd  
3938 Forester Blvd  
Total of 2 \$5k deductibles for all of the damaged units from the fire suppression pipe burst.

**9. Report of Committees:**

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

None

**Building & Grounds Review Committee (Eric C, Eric F, Jeff, & Mary):**

None

**Social Committee (Eric C, Val, Mary, Lori, Madonna):**

None

**Communications Committee (Bob & Eric C):**

None

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

See Executive Minutes for details

**10. Miscellaneous:**

Meeting adjourned 6:56. The board agreed to a standard meeting schedule of the second Monday of the month. Dates for the remainder of 2019 are as follows:

- April 8 at 6:00pm in the clubhouse
- May 13 at 6:00pm in the clubhouse
- June - no meeting due to the June 5 annual association meeting
- July 8 at 6:00pm in the clubhouse
- August 12 at 6:00pm in the clubhouse
- September 9 at 6:00pm in the clubhouse
- October 14 at 6:00pm in the clubhouse
- November 11 at 6:00pm in the clubhouse