

Forester Square @ Auburn Village
HOA Board of Directors Meeting Minutes
August 5, 2019

1. Call to Order

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

2. Roll Call

President: Eric Cionka

Vice President: Jeff Heath

Treasurer: Mike Vanhorn

Secretary: Liz Gretkierewicz (Absent)

Director: Lucia Gordon-Swims (Absent)

Director: Bob Waltenspiel

Director: Madonna Van

AMI: Jim Dafoe Present

3. Approval of Meeting Minutes – Eric made the motion to approve the June 24th general session minutes which was seconded by Bob and the board approved.

4. Current Action Items

- A. Refurbishing benches (20) around green space area-up and down Forester
 - i. Jim noted quotes are in process (following up with Brad again)
- B. Update on insurance claims (pipe break from winter)
 - i. Jim stated most claims are finished (1 unit left – hardwood floors need to be installed)
- C. Street crack repair quoted
 - i. Eric made the motion to accept the quote from RC construction in the amount of \$5,810 Bob seconded the vote and the board passed.
- D. Meet with Roof company to discuss freezing of pipes and ventilation in the attic.
 - i. Jim met with roofing company. They have a plan to add additional insulation within the attic space where the fire suppression pipes are. Roofing company is preparing a quote.
- E. Work order to replace concrete slabs in a variety of places around community.
 - i. Eric made the motion to accept the quote from RC construction in the amount of \$3,000 to replace select cement pads on walkways to be replaced. Bob seconded the vote and the board passed.
- F. Mike to remove Mary and Eric F. former board members and add his name to Flagstar Bank card.
 - i. Eric C must go with Mike to Flagstar bank in order to add him to the bank cars and remove Eric F and Mary.
- G. Landscaping in front of building 9
 - i. Jeff and Liz will review landscaping after board meeting adjourns
- H. Replace garage lights that are out (21)
 - i. Work order sent to Brad
- I. Install pop up drain on the side of building 3
 - i. Work order sent to Brad
- J. Remove boulders in the field by the back-park entrance (place them down by the pond)
 - i. Work order sent to Brad
- K. Review open AMI work orders
 - i. Passed around work order report to board members to review that AMI generated

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- L. 178 Amys Walk – Order new front door and have front 2 steps glued down
 - i. Work order sent to Brad
- M. Work on buildings 4 & 11 should start week of 08/05/2019
 - i. Joes Quality posted notes on the unit owners doors to notify them that construction is starting this week.

5. Past Issues & Projects

- A. Replaced all the backs on the pool lounge chairs to prevent people from falling backwards
- B. Hot tub bubbles are now working
- C. Received information from AMI on how to obtain replacement sliding screen doors for the brownstones.
- D. No parking sign was installed on the side of building 6
- E. The pergola was power washed and the grounds cleaned
- F. New treadmill installed in clubhouse
- G. Arbor tree has been treating all of our trees in the community
- H. AMI (Jim) met with roofing company to inspect the brownstone buildings to see why the pipes freeze in the winter.

6. Future Issues & Projects

- a. Order an additional treadmill and stair climber (2020)
- b. Repair porches on building 6 (2020)
- c. Install parking lot behind building 9 (2020)
- d. Landscape building 9 where new porches were installed

7. Report of Officers

President:

- Items as annotated above (4,5 & 6) and in the master tracking document.

Vice President:

- No report

Secretary:

- No report

Treasurer:

- Provided update on the communities' financials

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8. Committees Update:

Design Review Committee (Eric , Mike, Jeff, Lucia):

Landscaping on building 9 will take place in September/October or possibly next spring

Building & Grounds Review Committee (Eric C, Liz, Madonna):

- A. Sprinklers around building 10 were not working. They are working now as of 08/01/2019.
- B. Sprinklers are set to run 6 days a week (not on Monday)
- C. Landscape in front of building 9 end of August or beginning of September

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

- A. Community BBQ will take place August 11th at the clubhouse/pool

Communications Committee (Eric, Bob, Madonna):

None

9. Bylaws Project Update

- a. Madonna is going to form a team of community members to review the bylaws and then decide if changes need to be made.

10. Adjournment

Meeting adjourned at 7:08 pm

Next meeting will take place on September 9th at 6pm in the clubhouse