

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

**1. Call to Order**

President, Eric Cionka, called the meeting to order at 6:10 pm.

**2. Roll Call**

President: Eric Cionka

Vice President: Jeff Heath

Treasurer: Mike Vanhorn

Secretary: Liz Gretkierewicz

Director: Lucia Gordon-Swims (Absent)

Director: Bob Waltenspiel (Absent)

Director: Madonna Van (Absent)

AMI: Jim Dafoe Present

**3. Approval of Meeting Minutes** – Eric made the motion to approve the October general session minutes which were seconded by Jeff and the board approved.

**4. Current Action Items**

- A. Renew FHA Loan Approval status
  - i. FHA approved.
- B. Brad turned on all heaters in the attached buildings in the fire suppression closets
- C. No Parking sign in Forester Hills
  - i. Brad will put 'no parking sign' sign on narrow ally way by the end of November
- D. Bruttell Roofing currently working on fire suppression pipes and ventilation in the attic.
  - i. Estimated time of completion is late November 2019.
- E. Christmas lights to be put up before Thanksgiving
  - i. Quote not yet received. Jim to contact this week for quote.
- F. Jim to obtain more information regarding 2019 Cintas Glycol Test results.
  - i. Normal ranges will be clarified by Cintas via Jim.
- G. Reviewed Joes Quality Construction Estimate Roof Evaluation
  - i. Joes quality roof estimate was significantly less than Bruttell Roofing company (approximately \$8,000 to \$10,000 less per building)
- H. 2020 Budget Review
  - i. The board reviewed Forester Square Revenue and Expense report drafted by Mike

**5. Past Issues & Completed Projects**

- a. Building 11 and 4 fire suppression is completed, glycerin readings assessed, and sprinklers are inspected.

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**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 (2020)
- e. 178 Amy's walk- Order new front door and have front 2 steps glued down (Summer 2020)
- f. Building 2 Refurbishing (Summer 2020)

**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 via spreadsheet created by Mike.
- Mike Vanhorn provided his resignation to the board. He did not agree with the board vote to approve the parking lot in 2020 to be installed in the open field where cars park in the dirt behind buildings 8, 9 & 10 therefore would not support the 2020 budget.
- Eric made the motion to approve the 2020 budget that includes the parking lot Jeff seconded the vote and all active board members approved.

**8. Committees Update:**

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

None

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

None

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

- A. Chili cook off will take place Saturday, February 22, 2020 at the clubhouse

**Communications Committee (Eric, Bob, Madonna):**

None

**9. Bylaws Project Update**

- a. No update at this time

**10. Adjournment**

Meeting adjourned at 7:11 pm

Next meeting will take place on Monday, January 1th at 6pm in the clubhouse