

Forester Square @ Auburn Village
HOA Board of Directors Meeting Minutes
March 8, 2020

1. Call to Order

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

2. Roll Call

President: Eric Cionka

Vice President: Rita Facchini

Treasurer: Rob Gladstone

Secretary: Liz Gretkierewicz

Director: Ken Schellenberg (Absent)

Director: Bob Waltenspiel

Director: Madonna Van Fossen

AMI: Jim Dafoe

3. Approval of Meeting Minutes – Rita made the motion to approve the February general session minutes which were seconded by Eric and Board approved.

4. Current Action Items

- a. Fix broken window in exercise room. Appears someone threw something at the window breaking it.
- b. Install camera in exercise room. The walls have been carved up, broken window there is too much damage being done in that room and it now has to be monitored.
- c. Obtain quote from Brad to install a few cameras around the outside of the community.
- d. Discuss ice dams on attached buildings and what can be done next year to prevent them.
 - i. Obtaining quote from Joes Quality Construction to install heat cable on buildings 1, 4, 10, 11 & 18. Depending on the cost more or less buildings will have the heat cable installed in late 2021. This project will most likely be a 3-year project to before heat cables are installed on all of the buildings.
- e. Eric made the motion to accept the bid from Joes Quality Construction to replace the clubhouse top deck and ramp with composite boards at the cost of \$13,752. Rita seconded the motion and the rest of the board approved. Quotes were also obtained from Todays Construction \$28,750 and LBD Home Improvement \$26,989. Joes Quality will also look at fixing the sagging clubhouse steps when they take the top deck boards off. There will be an additional charge to repair the steps.
- f. 02/16/2021 - Frank the builder contacted the board to ask where he can put the materials for the 3 new homes being built. The board voted (Eric made the motion and Rob seconded and all other board members approved) on and approved this request and told him to put the materials in the empty field across from the newly built Moceri apartments. There will also be some equipment parked over in the field. There is no place to put the materials over by the 3 lots being built unless we closed a street off.
- g. There was a fire suppression pipe break in 3933 Forester which leaked into 3931 Forester. Cintas came out to do the water removal, drying and removal of drywall. We are waiting on the insurance adjuster to write up the claim. We will be filing a claim and paying the \$5,000 deductible.
- h. Annual meeting will take place via zoom on Wednesday June 9th at 6pm.

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- i. Pool will open May 1. The same COVID rules will apply as they did last year (residents only, 50% capacity wipe down your chairs with disinfectant wipes before and after use, practice social distancing.)
- j. There was a hole in the fire suppression pipe in the building 8 fire suppression closet. Cintas came out to repair the hole in the pipe. This line contained glycol in it so it will have to be completely drained and refilled, so the correct amount of glycol and water are in it.
- k. Order new shower heads and soap dispenser for the outdoor showers at the bath house.
- l. QElectric will be installing a light post by the park entrance behind the parking lot at the end of Andover.
- m. Construction on the new porches on buildings 13 & 17 has begun. Construction will take 4-6 weeks. The area will be cleaned and landscaped when completed.
- n. A section of bricks will be removed and replaced on building 8 (work to be done by Troy Armstrong while they are onsite doing the porches)
- o. Troy Armstrong will be disposing of the chunks of concrete on Beverly left over by an unknown company who removed a section of the sidewalk and then replaced it but did not remove the concrete from the community. This could have been AT&T, Xfinity, DTE, Consumers we don't know who did this.

5. Past Issues & Completed Projects

- a. The city of Auburn Hills informed us that a water meter on building 18 has not been working since inception. They are seeking 3 years of back payments for a total of \$17,000. We will pay them \$1,400 a month for 12 months.

6. Future Issues & Projects

- a. Move the Amy's Walk street sign over from the fountain area to the area across the street
- b. Have a new updated reserve study done in 2022
- c. Clubhouse top deck and ramp board replaced with composite (start in April or May)
- d. One street light is out in front of building 9 (will be fixed in the summer of 2021 / a trench needs to be dug and new wires put in therefore the ground can't be frozen for the work to be done)
- e. Landscape entire community
- f. Eric is going to see if his friend who owns a marketing company can produce a more professional looking and updated community site map (Madonna's friend could not perform the service).

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:

- Presented and reviewed the current community financials.
- Utilities are running high so far this year.
- Attorney fees are running high.

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8. Committees Update:

Design Review Committee (Eric, Madonna, Rita):

None

Building & Grounds Review Committee (Rob, Liz, Ken):

None

Social Committee (Eric, Liz, Madonna, Rita, Bob):

The next possible community event would be the community bbq in June 2021 pending COVID.

Communications Committee (Eric, Bob, Ken):

None

9. Adjournment

Meeting adjourned at 6:47 pm

Next meeting will take place on Monday, April 12th at 6pm in the clubhouse.