

**Auburn Meadows Owners Association Minutes**  
**www.auburnmeadows.org**

Tuesday, May 5, 2009

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**Board Member Attendees:**

Joel Rathke (President), Steve Westerman (Vice President) and Aaron Penix (Treasurer). Because a quorum of four (4) board members was not present, no votes were conducted.

**Attendees:**

There were six (6) homeowners in attendance, in addition to the three (3) board members mentioned above.

The meeting was called to order at 6:37 pm by Joel Rathke.

**OLD BUSINESS:**

**Fitness Equipment**

Hollywood Fitness continues to perform maintenance and repairs on the various pieces of equipment in the fitness center. Joel indicated that he would place some sort of sheet in the room so that residents could report any issues they experienced with a particular piece of equipment.

**Pool:**

All pool drains have been upgraded with anti-suction devices to comply with the new federal regulations. The pool has been acid-washed, cleaned, filled, adjusted with chemicals and is ready for the summer pool season.

**Fountain and Well:**

The pond fountain was repaired – there was an electrical short that required some work. The irrigation well has also been repaired – there was a wiring issue that had to be corrected.

**NEW BUSINESS:**

**Sprinkler System Control Box:**

On or about April 12, the sprinkler control box located south of the fountain pond was pried open by vandals and subsequently destroyed. A police report was filed by the board (09-30542) and a claim was filed with State Farm (36-F623-627). Because the sprinkler system had not been specifically added to the policy by our agent, Mary Thompson, or the AMOA board at that time, the system was not covered by our policy and the claim was denied. Four (4) repair bids were obtained from local contractors, and the lowest bid was determined to be Quality Irrigation.

**Sprinkler System along NW 178<sup>th</sup> St:**

In speaking with David from Quality Irrigation, it was discovered that his company has the contract to repair all of the neighborhood sprinkler systems that were damaged due to the street widening along NW 178<sup>th</sup>. This is outstanding news for the AMOA as there was a potential for significant cost to repair these sprinkler zones. Aaron will work with Quality Irrigation to ensure that they properly repair our zones as part of their contract.

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**Neighborhood Garage Sale:**

It was announced by Joel that the neighborhood garage sale would take place on Friday, June 5 and Saturday, June 6. Residents are responsible for obtaining their own permits from the City of Oklahoma City. The AMOA will place an ad in the classifieds.

**Streetlight along NW 178<sup>th</sup>:**

When construction first commenced along NW 178<sup>th</sup>, Dobson Bros. Construction asked the AMOA to disconnect the streetlight located the corner of Auburn Meadows Dr and NW 178<sup>th</sup>. After we had Faith Electric perform this job, the light pole was taken down and disassembled. Subsequently, Joel and Aaron moved the light pole and components to be stored inside the pool area during construction. Now that construction is nearing completion, it was pointed out that the Board needs to contact Dobson Bros. about re-installing the light. Aaron agreed to pursue this.

**Digital TV Converter:**

John Daum brought up the fact that once the local TV stations convert from analog to digital broadcast, the TV in the fitness center would no longer receive any stations. Aaron volunteered to purchase a digital TV converter and have it installed.

**Clubhouse Lighting:**

There was brief discussion regarding the pool area lighting bids that Aaron had previously obtained. The board members agreed to obtain revised bids for just spotlights on the back of the clubhouse. During the March 4, 2009 meeting it was determined that OG&E would be asked to install a streetlight at the NW corner of the clubhouse parking lot. As of May 5 there was no additional update available.

**Landscaping:**

It was noted that a tree in front of the clubhouse was dead, and that the flowerbeds around the clubhouse needed to be mulched.

**Treasurer's Report:**

Aaron distributed financial statements as of April 30, 2009 in addition to an updated cash forecast for the remainder of 2009. As of this meeting date, only one (1) homeowner has not remitted 2009 dues, however there is a contract to sell the home and collection of the dues should be soon forthcoming. So far, no liens have been placed for 2009 dues.

**General Discussion:**

Various issues were brought up and discussed by the board and the residents in attendance, including the apartments being constructed at NW 178<sup>th</sup> & Western and the potential impact on home values, the possibility of converting Auburn Meadows into a gated community, the possibility of leasing our treadmills instead of purchasing them and the possibility of having the clubhouse roof checked for hail damage. No further action was taken on these items.

Aaron motioned for adjournment and Joel seconded. The meeting ended at 7:33 pm. The next board meeting is scheduled for Tuesday, July 7, 2009 at 6:30 pm in the clubhouse.

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**SPECIAL MEETING**

In accordance with section 5.2 of the AMOA By-Laws, a Special Meeting was called and conducted by the majority of the Board members on May 6, 2009 to approve various projects. Joel Rathke, Steve Westerman, Aaron Penix and Mark Drollinger voted via e-mail to award the sprinkler control box repair job to Quality Irrigation, to authorize Azteca Landscaping to replace the dead tree and mulch the flowerbeds, to award the clubhouse lighting job to Faith Electric and to purchase a metal in-ground picnic table to be installed near the playground.