

**Auburn Meadows Owner's Association Minutes**  
**www.auburnmeadows.org**

Wednesday, July 7, 2009

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**Board Member Attendees:**

Steve Westerman, Aaron Penix, Mark Drollinger, Burke Langrall

**Attendees:**

At least 10 homeowners in addition to the four Board members (above) attended the meeting.

The meeting was called to order at 6:30 pm by Aaron Penix.

**OLD BUSINESS:**

**Pool Maintenance:**

On July 5, a pipe in the pool equipment room burst and flooded the area. Fortunately, this occurred during the day and the pump was shut off. Northwest Pool Management has already performed the repair.

**Sprinklers:**

All damage caused by the road construction on 178<sup>th</sup> Street is being fixed and paid for by the DOT. We have additional issues with our system that may cost up to \$1,000.00 to rectify. These repairs are underway. Burke Langrall reported that the Villas lost three trees due to lack of water.

**Fitness Equipment:**

Aaron reported that we have spent \$1,355.00 YTD repairing and maintaining our treadmills and fitness equipment. He reminded the attendees to please use the provided log to record any problems with the equipment.

It was suggested that we look into obtaining a maintenance agreement that would include service every other month. This was estimated to cost \$840.00 per year. Additionally, the Board was asked to investigate the possibility of leasing new equipment instead of purchasing. Both of these items will be further researched.

**Clubhouse HVAC:**

In June we had to replace a motor in the clubhouse air conditioner. We were given an estimate on a service contract for our system that would include semi-annual servicing. This was estimated at \$160.00. This too will be researched.

**NEW BUSINESS:**

**Treasurer's Report:**

Aaron distributed and explained the neighborhood's 2009 Cash Projection, Profit and Loss Statement and Balance Sheet. Burke requested that a line item be added to reflect the Villas annual dues. Warren Churchill requested that the financial information be

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made available to all homeowner's. It was agreed that we would attach copies to an email sent to the neighborhoods distribution list. Anyone wishing to obtain a physical copy can request one from Aaron Penix.

**Street Lights:**

Joel will be meeting with OG&E on Friday, July 10 to discuss our options for re-installing the street light that was removed during the road construction on 178<sup>th</sup> street. Placement on the east side of the clubhouse by the park has been suggested.

**Neighborhood Fireworks Display:**

Thanks to all residents (and others) who donated money for this year's display. And thanks to Steve and Terri Westerman for organizing such a great show. It was suggested that we add a line item to the 2010 budget to reflect the expected amount the HOA would contribute toward next year's show. It is hoped that this would provide some additional visibility into the exact cost of the fireworks allowing residents to understand exactly how the display is funded. Another suggestion was to start our donation driver earlier so we can better estimate the size of the show to order for 2010.

**Neighborhood Directory:**

We will obtain an updated copy of all residents' names, addresses and phone numbers from our book keeper. An updated directory may be sent out this fall.

**Clubhouse Maintenance:**

The front door to the clubhouse is not locking reliably. A service call will be arranged. It was mentioned that the clubhouse may need to be re-caulked and painted this fall. The situation will be assessed and bids obtained before any work is contracted.

**Pool Lifeguard Expenses:**

A brief discussion of the cost of Lifeguards took place. Aaron Penix reported that approximately \$12,000 of the \$18,000 pool management contract went toward paying lifeguards. This discussion also involved a general suggestion that we build a list of suggested or desired capital improvements to be considered in the future.

**Open Board Seat:**

Aaron Penix reminded everyone that we still had an open seat on the Owner's Association Board. Mike Auge has volunteered for this position. A vote will take place at the next meeting.

**Welcoming Committee:**

Erin Bowlby, Shauna Mayfield and Tina Auge volunteered to form a welcoming committee to greet any newcomers to the neighborhood and provide them with pertinent and relevant information.

Aaron motioned for adjournment and Steve seconded. The meeting ended at 7:40 pm.

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**2009 Meeting Schedule:**

The Board Meeting schedule for the remainder of 2009 is as follows:

Tuesday, September 1, 2009

Tuesday, December 1, 2009

All meetings will begin at 6:30 pm in the clubhouse unless otherwise publicized.