

Ashbrook Community Association
Minutes for Board of Directors Monthly Meeting
Date: September 13th, 2023, 7:00 P.M.
Ashbrook Community Center

Call to Order @7:09PM

Eileen explains that Katie Wykle has resigned from the board. We have two replacement candidates present at the meeting, Ivan D Johnson, Sr and Tarsha Thompson. Brief interviews will be conducted during new business.

Present: Terry Guthrie, Eileen Hume, Justin Miller, Dave Georgy
ACS West: Christopher Bertsch, Don MacQueee
Quorum established.

Motion: To approve the Agenda for 9/13/2023 by Eileen @7:12PM
Motion carried unanimous consent. Approved.

Old Business

President - Eileen -

- Explains a little about Robert's rules of order and the importance of staying on topic.
- Capital reserve study update - Tennis courts need re-evaluation. This is going to be done, and the report updated. The report will be shared when it's completed.
- BMP - Best Maintenance Practice - The Lake - Waiting to hear back from our lawyer about the conveyance. Chris has information to share. The lawyer was asked if the lake could be unilaterally conveyed. The Lake is part of 6 different parcels of real estate including sections of ashbrook, of the 24 acres of lake, 95% of it is designated as "open" to be conveyed. The designation as "open" is important because pursuant to Article 4 Section 2-4 The Declarant has the right and obligation to convey all the open space to the association. The association would immediately assume the responsibility of maintenance, repair, and liabilities. Pursuant to Article 4 Section 2 of the Declaration, the declarant has the obligation to ensure that the property conveyed is functionally complete and that the improvements have been completed. Issues related to reasonable and proper maintenance being provided to the property prior to conveyance would need to be evaluated on a case by case basis. So for instance the dredging issues would probably have to go to court.

Vice President - Justin -

- (see IT)

Secretary -

Treasurer - Dave -

Checking \$52,495.06

Reserve \$129,750.90

Board member - Terry - Reminder to send in budgets as soon as possible.

Reports by ACS West

Chris -

From last months Financials

Operating account \$

Reserve \$

Attorney collection \$274.73.

Violations

- 85 maintenance
- 8 architecture
- 7 landscape
- 4 trash
- 3 aesthetics
- 2 prohibited items
- 2 vehicles

Don -

4 disclosure inspections

Projects

- Follow up on previous disclosure agreements
- Tree removed off offshore drive
- Tot lot gate repaired
- Banner updates
- Corral and playground maintenance
- Still looking for someone to fix tennis courts
- Got hash marks on bike lane so people don't use it as a second lane
- Researched BMP
- Research on ARC hearings

Community chairs

Finance & audit -

ARC - Joann -

- 1 final inspection of shed and screened in patio
- 1 final inspections of 1 shed
- 1 final inspections of 1 shed
- 1 denial of fence not in compliance
- 1 fence approval

Crime - Evelyn - Crime report - 15 Service Calls

- Check the safety and security website
- Teen Night was amazing, huge turn out

Social -

Buildings and Grounds - Eileen -

- Looking at getting quotes for cabinets, counters, and cleaning services.
- Tennis gate issues. There was a discussion about tennis keys and upgrading to fobs or codes.
- Rotting boards out by the dock fixed by Bill Kayes

Lake: tabled lake

Community center: A discussion about the clubhouse manager's roles and responsibilities resulted in Dave Georgy taking over the role until the end of the year.

Motion: Dave Georgy is going to take over the clubhouse management role for the rest of the year, for \$35 pay and not changing responsibilities by Justin

Secondary: Dave & Eileen, Motion carried unanimous consent. Approved. 8:53PM

IT: Justin - New printer installed, request for cameras at another playground - Solar camera lasts for 48 hr, solar recharges ~2k. Video retrieval is drive up or cell access. Donate Ecobee (smart thermostat) to the clubhouse. Discussed smart lock options, Eufy Wifi based ~100 or z-wave locks with home assistant device. We can use other kinds of sensors like leak/door/occupancy sensors. Automations are possible.

Nomination - Terry - nothing

Old business member voice -

New Business -

President - Eileen - Was looking at getting quotes for companies to check the health of the lake

The Board interviewed both candidates.

Vice President - Justin - We are paying \$200 for internet at the clubhouse, I'd like to call and try to reduce the bill.

**Motion: to allow Justin to call and attempt to reduce the Comcast Bill by Eileen
Secondary: Dave & Eileen, Motion carried unanimous consent. Approved. 9:05PM**

Secretary - - none

Treasure - Dave - none

Terry - none

New business members voice

- A member asked about locking the gates and a discussion commenced about it.
- A member asked about the move in disclosure fee, it has not been implemented

A closed Executive session was held for a violation.

**Motion: to require member compliance with ARC guidelines within 60 days by Eileen
Secondary by Dave. Motion carried unanimous consent. Approved. 9:42**

**Motion: Justin makes a motion to appoint Ivan to the board as secretary
Secondary by Dave. Motion carried unanimous consent. Approved. 9:56**

**Motion: to adjourn the meeting by Eileen
Seconded by Justin**

Meeting was adjourned 10pm