

Ashbrook Community Association

Minutes for

Board of Directors Monthly Meeting

December 12, 2023 | 7:00 PM

Ashbrook Community Center

Call to order at 7:02 PM

Present: Justin Miller, Ivan D. Johnson, Sr., David Georgy, and Terrie Guthrie

ACS West: Christopher Bertsch and Don MacQueen

Quorum established

Motion:

To approve the agenda for 12/12/2023

By: Justin Miller. Second by: David Georgy. Motion carried.

Motion:

To accept the 11/14/2023 minutes as amended

By: Justin Miller. Second by: David Georgy. Motion carried.

Old Business

President/ Vice President's report:

By Justin Miller: Attorney Andrew Elmore and land owner David Sowers stated it's permissible to remove the fallen tree on Halyard. **Motion by Justin Miller to remove Haylard fallen tree.** Second by: David Georgy. Opposed by Ivan D. Johnson, Sr.. Motion carried. **Motion by Justin Miller to remove remains/ trunk from Haylard fallen tree.** Second by: David Georgy. Opposed by Ivan D. Johnson, Sr.. Motion carried.

Secretaries report:

By Ivan D. Johnson, Sr.: Quality Landscaping will communicate with ACS West with documentation when residential dumping of leaves is noticed and the alleged dumper will be contacted about their alleged actions.

Treasurers report:

By David Georgy: Suggests a form to be filled out for transactions that need available funds prior to receipt of items. ACS West's owner offered getting a credit card in his name, with a Ashbook board member having to co-sign, as an option to pay for such transactions. Option was dismissed by David Georgy.

For a detailed report of the finances, please contact Dave directly

In checking account - \$57,026.14

Beginning balance checking: \$49,280.69

Ending balance checking: \$57,026.14

Ending balance in money market: \$132,556.95

Total available funds - \$189,583.09

Board member report:

By Terry Guthrie: No report.

Management report:

By Christopher Bertsch, ACS West representative:

Attorney collected \$533.25

34-----Landscaping

11-----Maintenance

11-----Trash/ Debris/ Other

4----- Prohibited Items

2-----Architectural

5-----Aesthetics

2-----Vehicles.

Two community inspections completed.

Standing committee reports:

Safety and Security:

By Mary Winkler: Absent/ No report.

Social committee report:

By Ashley Lawson: Absent/ No report.

Budget committee:

By Terry Guthrie: No report.

Architectural Review committee:

By Jo Ann Ruitenber: Driveway widening request denied.

Buildings and Grounds committee:

By Bill Kayes: Volleyball court repaired and maintenance issues to be addressed.

Lake subcommittee:

By Mark Thompson: Absent/ No report.

New Business

President/ Vice President:

By Justin Miller: Incorrect labels were on a budget that was sent out with recent HOA bill. The website and previously mailed versions are correct. 3,011 total visits to the website. Justin Miller donated a Ecobee2 smart thermostat to the clubhouse for install.

Secretaries Report:

By Ivan D. Johnson, Sr.: Suggestion was presented for better clarity to be noted for board member and committee member roles and duties, thus to prevent board members from feeling overwhelmed from doing duties outside of the scope of their board member position. Questioned board members access to clubhouse for personal usage without rendering payment.

Treasurers report:

By David Georgy: **Motion by David Georgy to transfer \$30,000 from Ashbrook operating account to Ashbrook reserve account.** Second by: Justin Miller. Motion carried. Spoke with homeowner regarding them leasing their home to multiple families who are occupying the single dwelling. The homeowner stated they'd be taking action to rectify the circumstance.

Board Member:

By Terry Guthrie: No report.

Member voice: No report.

Adjournment at 8:12 PM

Respectfully submitted by:

Ivan D. Johnson, Sr., Secretary