

Ashbrook Community Association
Minutes for Board of Directors Monthly Meeting
Date: March 12th, 2024, 7:00 P.M.
Ashbrook Community Center

Call to Order @7:04PM

Quorum: Justin Miller, Dena Bonniwell, David Georgy, Tarsha Thompson, Terry Guthrie

Motion: To approve the Agenda for March 12th, 2024 by Justin. Seconded by David, motion carried unanimous consent. Approved.

Motion: To Approve the minutes from February 13th, 2024 by Justin. Seconded by David, motion carried unanimous consent. Approved.

Old Business

President - Justin

- Call for discussion for Quality Landscaping contract.

Motion: To Approve the Quality Landscaping contract for 2024. Seconded by Dena, motion carried unanimous consent. Approved.

- Intent letters need to be submitted before March 31st, David is the only board member still with term left. There will be four openings on the board. Terry is still on the Nominating committee.
- Smart thermostat was installed, during the process we found the compressor was low on refrigerant and was charged up. The schedule is set optimized for our use patterns. It's not possible to have it on hold for many days, as the schedule reverts before morning.

Vice President - Dena

- Tennis courts - A discussion about reducing the burden of access for the courts pursued. Don has been working on getting quotes for filling in the cracks and the lines repainted. Liability issues were discussed. The process to obtain the key was discussed. Signage for the court was discussed. A key lock box, the kind used by realtors, was suggested. David suggested board members could handle the key access/security procedure.
- Clarification about Facebook pages. Dena is appreciative of neighbors dropping off fire wood, and generally happy with neighbors.

Treasurer - David

- Checking \$42,448.17

Reserve \$165,806.91

- David discusses when it's appropriate to transfer funds from checking to reserve. Bill R. says in the past we have only transferred once a year. Chris talks about proper reserve account usage of funds. Justin suggests tabling this suggestion until next month for more research to be done. David agrees.

Secretary - Tarsha - No Report

Board member - Terry - No Report

Old business member voice -

Reports by ACS West

Chris -

From last months Financials
Operating account \$47,258.42
Reserve \$165,760.81

Attorney collection \$418.05

Violations

- Maintenance 99
- Landscaping 28
- Trash 16
- Architectural 11
- Prohibited Items 7
- Aesthetics 6
- Vehicles 2

2 Community-wide inspections

2 Disclosure inspections

Projects

- Muddy lake problems
- Boat rack tenants
- Trailers on streets
- Tennis Court repairs
- Follow up on previous disclosure inspection violations

Christopher asks questions related to the board intent letters. Questions about what it means to be “Good standing” in the community are brought up. The board should work on a definition.

Community chairs

Finance & audit - Terry - No Report

Social - Absent

- Easter Egg hunt flier went out - Sunday March 31st.

ARC - Bill R speaks for Joann -

- 1 approval for a Florida room
- 1 approval for deck

Buildings and Grounds - Bill -

- Bill presents his suggestions for the clubhouse kitchen remodel. Frameless flush cabinets with “quartz product” countertops, D in-counter sink, hot water heater relocation - Life expectancy 20 years. Additional cabinets below the window between rooms in the kitchen with matching counters, along with cabinets in the bathroom to match. Painting of the wood trim and walls with oil based paint was discussed. Some concern about painting the wood paneling with stacking of chairs/tables against it was brought up. Painting of the clubhouse was tabled for discussion at the B&G meeting. The last time the clubhouse had any major work done was more than eight years ago. Work can be done during the week.

Motion: To Approve Bill’s proposal for the renovation of the clubhouse not to exceed \$5000 by Justin. Seconded by Terry, motion carried unanimous consent. Approved.

- A discussion about the lake, the need for the County to provide something in writing that we can post on the website, and how the BMP is functioning to the county's expectations commences. Bill K and Mark T see no adverse effects to the fish and wildlife. No fish kills have been documented. The county has inspectors checking silk screens at local construction sites. Swift Creek lake is also affected now. The lake will likely continue to look like this while construction is taking place.

Clubhouse - David - To be discussed in new business.

Lake - Mark - Absent

Safety and Security - Mary - Sent in via email

Abandoned Vehicle 1

Assist 1

Desk Officer Call for Service 3
Domestic 2
Overdose - Police 1
Police Alarm Activation 1
Suspicious Situation 1
Suspicious Vehicle 1
Warrant Service 2
Total 13

Mary replaced the flag on our clubhouse. Thank you Mary! It looks wonderful.

Old business Members voice

Q: A resident asks who is automatically rolled into next year's board and who needs to be elected.

A: Dave is the only board member who does not need to run for election. Terry is not planning on being on the board after her term is up.

Board spots open:

1 - 3 Year

1 - 2 Year

2 - 1 year

New Business -

President - Justin - No Report

Vice President - Dena - no report

Treasure - David

- Clubhouse rental eligibility and liability
 - Owner - Lives here - No problems
 - Rents - Owners need to sign, owners are liable. No rental without owner signature. The board agrees.
 - Owners who do not live here, Landlords who do not live here. No problems, they still have voting rights, etc.
- Review clubhouse contract
 - Clubhouse security deposit
 - David would like to increase the security deposit from \$150 due to increased costs of item replacement. David recommends increasing it to \$250.

**Motion: To increase the security deposit going forward for the new contract to \$250.
Seconded by Justin, motion carried unanimous consent. Approved.**

- Good standing definition needed. Currently evaluated based on past due balances. Nothing related to violations.
- Justin suggests adding a locked “Bollard” at the road that leads to the clubhouse to prevent cars from driving up to the clubhouse. A key could be provided during rentals.
- David brings up the utility boxes and their appearance in the clubhouse parking lot. Justin says it’s not cost effective for the utility to do anything about the leaning boxes. It was discussed 2 years ago and Verizon came out and wouldn’t do anything at that time.
- David asks about adding bumper blocks/parking curbs to the lots.

Secretary - Tarsha - No report

Board member - Terry - No Report

New business members voice

The next meeting will be on April 9th 2024.

Motion: to adjourn the meeting by Justin at 8:30PM. Seconded by David, motion carried unanimous consent. Approved.

Meeting was adjourned 8:30pm

Submitted by Justin Miller