

Ashbrook Community Association  
Minutes for Board of Directors Monthly Meeting  
Date: April 9th, 2024, 7:00 P.M.  
Ashbrook Community Center

Call to Order @7:02PM

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

**Motion: To approve the Agenda for April 9th, 2024 by Justin. Seconded by Terry, motion carried unanimous consent. Approved.**

**Motion: To Approve the minutes from March 12th, 2024 by Justin. Seconded by Terry, motion carried unanimous consent. Approved.**

Old Business

President - Justin

- Definition of “Good Standing” – this information will be placed on the association’s website

**Motion: To define “Good Standing” to mean “Any Member or Tenant or Guest of any Member should be considered in good standing if they are not past due greater than 60 days or have any rules and/or regulation infractions that are 60 days or older based on Article IV Section 3 (c) of the declaration of rights and restrictions.” Seconded by Terry, motion carried unanimous consent. Approved.**

- Lake – County says BMP is not their responsibility: Is dredging needed?

Vice President - Dena Bonniwell (not present)

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Treasurer - David

- Checking \$53,855.64  
Reserve \$165,760.81

Secretary - Tarsha - No Report

Board member - Terry - No Report

Reports by ACS West

Chris -

From last months Financials  
Operating account \$39,483.85

Reserve \$165,760.81

Attorney collection - Unavailable

#### Violations

- Maintenance: 86
- Landscaping: 18
- Architectural: 11
- Prohibited Items: 6
- Trash: 5
- Aesthetics: 5
- Vehicles: 2

#### Violations discussion –

- 1<sup>st</sup>: Warning letter (14 days)
- 2<sup>nd</sup> letter (10 days from inspection)
- 3<sup>rd</sup> letter (within 10 days) – FINAL WARNING
- \$50.00 fee assessed (each occurrence) or \$10.00 per day
- 5<sup>th</sup> letter to share homeowner responsible for \$900.00 to repair; court action to follow if repairs are incomplete

2 Community-wide inspections

2 Disclosure inspections

- 7743 Broadreach Drive
- 14712 Midship Woods Court

#### Projects

- Muddy condition of lake.
- Tennis Court crack repairs (found a contractor, getting quote)
- Corral and Boat Rack inventories and new rentals.
- Trailer on streets
- Checking on prior Disclosure Inspection violations.
- Still working on new security light for parking lot project.

#### Community chairs

*Finance & audit* - Terry - No Report

Social - Absent

- Upcoming Events: May 25<sup>th</sup> (Yard Sale), June 22<sup>nd</sup> (Spring picnic), October 5th

ARC -

*Buildings and Grounds* - Bill -

- Cabinets have been received

Clubhouse - David

- Toilet issue after Easter celebration
- A sign to be placed on/near the door to notify users to notify management of any cleaning on maintenance discrepancies.
- Healthing Homes – no response received so the board will be seeking a new cleaning company.

*Lake* - Mark - Absent

Safety and Security - Mary - Sent in via email

- Abandoned Vehicle – 3
- Annoying phone calls – 1
- Assist – 2
- Desk office calls – 3
- Domestic w/weapon – 1
- Police Alarm activation – 1
- person in crisis – 1
- Suspicious situation – 1
- Disturbances – 5
- Suicide – 2
- Runaway – 1
- Temporary detention order – 1
- Found Property – 1
- Larceny – 1
- Missing Person – 1
- Parking violation – 1

Nominating Committee - Terry Guthrie

- Letter of Intent: 2 received (Justin and Dena) both are in good standing

Old business Members voice

- Vehicle on the street towed away

New Business -

President - Justin - No Report

Vice President - Dena - no report

Treasure - David - no report

Secretary - Tarsha - No report

Board member - Terry - No Report

New business members voice

**Motion: to adjourn the meeting by Justin at 8:00PM. Seconded by David, motion carried unanimous consent. Approved.**

**Meeting was adjourned 8:00pm**

**The next meeting will be on May 14th 2024.**

For those interested in joining a committee or attending a committee meeting, we would love to have you! Please reach out to any board member or committee chair for more information.

Submitted by Justin Miller