

ASHBROOK COMMUNITY ASSOCIATION  
Minutes for the Board of Directors Monthly Meeting  
May 14, 2024

CALL TO ORDER: 7:06 P.M.

Quorum present: President Justin Miller, Member Terry Guthrie, Treasurer Dave Georgy, Vice President Dena Bonniwell

ACS West: Christopher Bertsch

**Motion was made, seconded, and approved to accept the agenda as written.**

**Motion was made, seconded, and approved to accept the minutes from the April 9 Board Meeting as written.**

**Motion was made, seconded, and approved to appoint Terry Guthrie, Jo Ann Ruitenber, and Sue Pulsifer to serve on the Nominating Committee for the 2025 Annual Election.**

OLD BUSINESS:

President:

A reminder is being posted that community wide inspections are ongoing regarding power washing, roof stains, driveways, shutter painting, and general yard cleanup.

Some discussion is being had with the B/G Committee regarding possible bollards/wheel stops being installed at the edge of the parking lot.

Vice President: no report

Treasurer: Operating Account Balance--\$63,412.42

Reserve Account Balance----\$168,976.40

Board Member: no report

Secretary: position is vacant

ACS Report: Attorney collected \$2285. in past dues.

Five Disclosure Package Inspections were done on houses for sale.

Three community violation inspections were done during this period.

Year to date, the actual income and expenditures are running close to the budgeted amounts.

COMMITTEE REPORTS:

Architectural Review Committee – Jo Ann Ruitenber

1 final inspection

1 approval to repair and replace decking and change balusters to black aluminum

1 approval to move raised garden bed from the side of the house to the back of the house

1 approval to reside shed to match the house and repaint the shutters on the front of the house navy blue, and gutters

Building/Grounds/Lake—Bill Kayes, Chair:

Kitchen remodel is complete. Materials total cost was \$4955.82. Invoices will be turned in for reimbursement.

Committee needs Board approval for \$2000. proposal from Quality to furnish and install wood playground mulch in large totlot to refill it.

**Motion was made, seconded, and approved by the Board to proceed with the work.**

Approval was also given to have some repairs done to the split rail fence at the large playground. Bldgs/Grounds has ordered a new volleyball net which will be installed soon.

It appears that the lake is clearing up somewhat since the County said they were checking to see that proper silt control is maintained along the creek that feeds the lake where construction projects are ongoing.

Clubhouse Rental Manager Dave Georgy:

Complimented Bill Kayes on the excellent job he has done with the remodel, and thanked him for donating his time at no charge for the labor to do the demo and installation.

Safety/Neighborhood Watch:

From the County Police report for Ashbrook there were a total of 15 service calls to the community for the month.

Social Committee: no report—a Chair person and members are needed to re-establish this committee.

Member Voice Old Business:

Bill Ruitenberg thanked Bill Kayes for his work and involvement in the community, and also thanked Dena Bonniwell for stepping up to be on the Board and become involved.

NEW BUSINESS:

Justin—There have been suggestions that Ashbrook have a community vegetable garden area set up. This will be looked into.

There has been a question regarding making one of the basketball courts into a full court. This will be looked into.

Dena---Wants to see the official Ashbrook FB page kept up to date with events and info and she will help with that.

Started a discussion regarding possible improvements to the website. Amenities page

Started a discussion about all the building going on around Ashbrook.

Started a discussion about the tennis court access and that she knows of some neighborhoods that allow access without having to have a key. Dave mentioned that he knows of one community who just left the courts open and the community members used it for skateboarding, bike riding, a dog run, and ended up doing over \$40,000. worth of damages, so they locked it back up and controlled access again. He mentioned that another community went to a card access system which cost thousands and that did not control access because members would just let anyone use their card.

This discussion actually led to a new system for Ashbrook members getting a key: they can contact ACS West, fill out the application online for the key, and then meet with Dave at the courts, pay the \$25. key deposit with a money order, and he will give them a key. Then he will turn in the money orders to ACS West.

MEMBER VOICE NEW BUSINESS OR GENERAL CONTENT: None

Motion was made, seconded, and approved to adjourn. 8:09PM

Prepared by Don McQueen