

ASHBROOK COMMUNITY ASSOCIATION
Minutes for the Board of Directors Monthly Meeting
June 11, 2024

CALL TO ORDER: 7:01 P.M.

Quorum present: President Justin Miller, Treasurer David Georgy, Vice President Dena Bonniwell
ACS West: Christopher Bertsch and Don MacQueen

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

Motion was made, seconded, and approved to accept the minutes from the May 14 Board Meeting as written.

OLD BUSINESS:

President: He is working on some updates and additional information to be on the website.

Treasurer: Operating Account Balance--\$65,601. as of 5/31/24
Reserve Account Balance---\$164,071. as of 5/31/24.

David reported that he and Christopher have worked out a new system for residents to obtain an access key to the tennis courts.

Board Member: absent

Secretary: position is vacant

ACS Report: Christopher:

Violations written up: maintenance-30; prohibited items-5; trash-4; architectural-4; vehicles-3;
landscaping-2; aesthetics-1

Five Disclosure Package Inspections were done on houses for sale.

Two community violation inspections were done during this period.

Don: reported that on follow-up inspections done for Disclosure Package Inspection violations about 75% of them have not been corrected either by the seller or the new owner. That accounts for several of the new stage 1 violation letters each month, and some escalated letters in an effort to compel the new owner to bring the property into compliance.

COMMITTEE REPORTS:

ARC—Jo Ann Ruitenber, Chair, reported that approvals were granted for 1 fence, 1 shutter color change, 1 addition and patio.

Building/Grounds:

Back deck damaged boards have been replaced. Checking to see if any leftover paint is in shed so they can be painted.

Community Center HVAC unit has stopped working properly and it has been determined that it needs to be replaced. David has gotten some quotes for a new system and they were discussed. He will get answers to some questions the Board has and then, since it is an emergency situation, they will make a choice by Action Without a Meeting, which Christopher will arrange.

Justin has noticed that some of the overnight security lights have burnt out. Don asked them to let him know the locations and he will get Dom. Power to repair.

It has been noticed that ants have been in the Community Center. Don agreed to find out which company has been used in the past and get that information to Bill Kayes, Chair of B.G.

Lake:

Don has talked to Scott Dunn, Assistant Director of Chesterfield County Environmental Dept. regarding the transition of Ashbrook Lake into becoming a County BMP. After the County adopted the Chesapeake Bay Act in 1992, prior to the start of building out the area west of the lake, the developer of Ashbrook, S and B Development, furnished the County with a study that they had done showing benefits to the County of using the lake as a BMP as opposed to having individual BMP's in the community. After going through the process the County signed an agreement with the developers in April, 1995, to accept the lake as a BMP. Other community lakes that are BMP's are Birkdale Lake, Ironbridge Lake, Armistead BMP in Charter Colony, and the lake at The Grove. When asked who would determine if any dredging would need to be done in the future Scott said that the County would be the one making that decision. When asked who would be responsible for the cost, he said that that would have to be determined at that time, and had no forecast as to an answer. He did say that in some cases the County has assumed the expense if funds were available. Don asked if Ashbrook owners should contact or petition their County Supervisor or Planning Commissioner, and was told that possibly that would help the Board appropriate funding.

Safety/Neighborhood Watch: no report.

It was brought up that there has been a kayak vandalized in the boat rack and a large hole put in the bottom. Justin checked the cameras and there were instances of people climbing on the boat rack, moving boats around, and jumping on them, but they could not be identified.

It was stated that there is a \$250. reward that will be confidentially given to anyone who gives the Board information leading to an arrest for vandalism. It was suggested that that information be posted on the website and on the FB pages.

Social Committee: no report—a Chairperson and members are needed to re-establish this committee. After discussion, Shari Beazley volunteered to temporarily act as Chair, and try to put together the Summer Picnic.

MEMBER VOICE-OLD BUSINESS: None.

NEW BUSINESS: None

MEMBER VOICE NEW BUSINESS OR GENERAL CONTENT: None.

Motion was made, seconded, and approved to adjourn at 8:23 P.M.

Prepared by Don MacQueen