

ASHBROOK COMMUNITY ASSOCIATION
Minutes for the Board of Directors Monthly Meeting
July 9, 2024

CALL TO ORDER: 7:10 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:

Results of the Annual Meeting election were announced with Justin Miller and Dena Bonniwell elected to the Board.

To fill the remaining two vacant positions Justin made the motion to appoint Bill Kayes and Shari Beazley to the Board to serve until the next election in June 2025; seconded by Dena, and passed unanimously. They were then seated on the Board.

There was a motion made, seconded, and passed setting the Officers for this coming year: President-Justin Miller, Vice President-Dena Bonniwell, Treasurer-David Georgy, Secretary-Shari Beazley, Member-Bill Kayes.

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

Shared the information regarding Action Without a Meeting that was taken by the Board to make emergency arrangements to have the Community Center HVAC system replaced.

Announced that the off-duty officer had issued several speeding and failure to stop tickets during the past month.

Treasurer: Operating Account Balance--\$66,483. as of 6/30/24

Reserve Account Balance---\$164,118. as of 6/30/24.

He reported that the new HVAC system cost about \$12,000. and the Community Center Kitchen remodel cost about \$6000. The total for the two expenses is \$18,000.

He reported that the new system for residents to obtain an access key to the tennis courts is in place and working fine.

He made the motion to increase the Community Center one-day rental charge to \$100. payable by money order only, set the security deposit at \$250. cash only, and increase the Comm. Ctr. rental manager's payment to \$50. per event, with these new rates going into effect immediately for any new rental requests. This motion was seconded and unanimously approved.

It was also emphasized that in the case where a tenant wants to have an event at the Community Center that the property owner must file and sign the application, and provide a copy of the tenant's valid lease to the rental manager and ACS West.

Vice President: Dena reported some vehicle vandalism at a neighbor's house. It was recommended that the information be given to the off-duty officer to investigate.

Secretary: Shari is just taking on these duties. She will be getting templates and instruction from Bill Ruitenberg who was Secretary for 12 years.

Board Member: Bill Kayes had no report at this time.

ACS Report: Christopher:

Violations written up: maintenance-18; prohibited items-7; trash-11; architectural-5; vehicles-5; landscaping-8; aesthetics-2'

Don: Two community violation inspections were done during this period.

4 Disclosure Package Inspections were done on houses for sale.

Follow-ups were done on several prior Disclosure Inspection violations.

Still working on the lake muddying situation.

Getting pricing for asphalt work to be done in 2025 Budget.

Getting repairs done on a split-rail fence.

Dealing with trailers and disabled vehicles on streets.

Handling rentals for corral and boat rack.

COMMITTEE REPORTS:

ARC—Jo Ann Ruitenber, Chair, reported that approvals were granted for 1 fence.

Building/Grounds: Bill Kayes, Chair, reported that the new volleyball net is up. He is going to replace the hinges on one tennis court gate so the gate will properly lock again, and is going to try to see what he can do to repair the cracks in the tennis courts.

Lake: comments were made that the lake appears to be clearing up somewhat.

Safety/Neighborhood Watch: Mary Winkler, Chair, sent in a report stating that National Night Out will be held at the Community Center area on Tuesday, August 6. There will be free ice cream, sodas, and water, and they will be giving away \$350 in gift cards to attendees. See the attachment for incidents.

Social Committee: Shari Beazley, Temporary Chair, shared her plans for the upcoming Summer Picnic on Saturday, July 27. From 4-7 P.M. There will be food provided by Jason's Deli, games, and contests and prizes. She desperately needs folks to volunteer to help set up and run the event.

MEMBER VOICE-OLD BUSINESS: None.

NEW BUSINESS: A discussion was had regarding the negative comments and often incorrect information being posted by some people on the private fb page that residents use. The administrators will be contacted regarding monitoring of that, and also notice will be going out to let the residents know that that page is not the official fb page of Ashbrook.

MEMBER VOICE NEW BUSINESS OR GENERAL CONTENT: None.

The motion was made, seconded, and approved to adjourn at 8:28 P.M.

**CHESTERFIELD COUNTY POLICE DEPARTMENT
DISPATCHED CALLS FOR SERVICE
ASHBROOK
June 2024**

Report run date: 07/01/2024 @ 9:48:44AM

<u>Incident Type</u>	<u>Total</u>
ABANDONED VEHICLE	1
CHECK THE WELFARE	1
DESK OFFICER CALL FOR SERVICE	3
DISTURBANCE	1
DOMESTIC	1
NOISE COMPLAINT	7
POLICE SERVICE	1
SHOOTING REPORTED	1
SUSPICIOUS SITUATION	1
SUSPICIOUS VEHICLE	1
TROUBLE WITH JUVENILES	1
WARRANT SERVICE	2
Total	21

ACTION TAKEN WITHOUT A MEETING

Date: June 21, 2024

In accordance with the Non-Stock Corporation Act, Section 13.1-841, Action taken without a meeting of the Board of Directors of Ashbrook Community Association, Inc.

All current Board Members presented with this resolution on Friday June 21, 2024 must individually provide their affirmative vote to the Community Manager for passage.

Action: It is resolved by unanimous vote that the broken HVAC system located in clubhouse on Offshore Drive will be replaced with a Carrier mini-split system purchased from and installed by W.G. Speeks of 10711 Paulbrook Dr., Midlothian, Virginia 23112 for the sum of \$11,578.00. Work to begin as soon as possible.

I  vote in favor of the aforementioned resolution.
20240621

Prepared by Christopher Bertsch, Community Manager