

Ashbrook Community Association  
Minutes for Board of Directors Monthly Meeting  
September 10, 2024 7:00 P.M.  
Ashbrook Community Center

Call to order at 7:03PM

Present: Justin Miller, Bill Kayes, Shari Beazley

ACS West: Christopher Bertch, Don MacQueen

Quorum established

Motion: To approve the agenda for September 10, 2024

By: Justin Miller, President Second by: Shari Beazley, Secretary

Motion carried.

Motion was made by Justin Miller, President, seconded and approved to accept the minutes from August 13, 2024.

### **Old Business**

#### President's report:

By Justin Miller, Additional camera for HVAC side of building invoice/PO needs to be given to Chris. Reminder about Corporate Transparency Act requirements all board members need to complete before January 1, 2025.

Send a letter to the individual's family of the person who is moving trash from trash can to trash can.

#### Vice President's report:

By Dena Bonniwell: Absent No Report

#### Secretaries report:

By Shari Beazley: No Report

#### Treasurer's report:

By David Georgy: Absent

Checking- \$62,448.85

Money Market-Reserve- \$155,708.24

#### Board member report:

By Bill Kayes: Someone playing tennis inquired about a practice/wall. Completed fence around new HVAC. Need more bolts with lock washers. Some lights that need to be repaired. Fountain (GFCI tripping)

#### Management report:

By Christopher Bertch, ACS West representative

Violations to Community

Maintenance 32

Landscaping 27

Trash 20

Prohibited Items 8

Vehicles 4

Architectural 1

Aesthetics 4

By Don MacQueen

Violation Inspection: 2 Community-wide inspections-

Disclosure Package Inspections: 4

7629 Broadreach Drive

7712 Broadreach Drive

15113 Featherchase Drive

7824 Winding Ash Terrace

Action Items Worked/Working on:

Locating Addendum pages for Attorney-(subsequent sections gap in paperwork, 7-10 all documents say to refer to section one.)

Illegal vehicles and trailers on streets;

Corral rentals;

Follow up on previous Disclosure Inspection violations;

Tree problems and complaints;

Various other complaints.

Safety and Security:

By Mary Winkler: No police report

Complaints of reckless drivers pulling around school buses and speeding. It was expressed by the bus driver to contact Chesterfield PD.

Social committee report:

By Shari Beazley; Yard Sale October 5th, 2024.

Budget committee:

By Terry Guthrie; Absent, David Georgy; Absent - Budget Approval October 8th meeting, to be mailed in November.

Architectural Review committee:

By Jo Ann Ruitenber:

ARC report

a) 1 approval to expand the porch and driveway

b) 1 approval for replacing deck

Buildings and Grounds committee:

By Bill Kayes:

Fence

Lake subcommittee:

By: Mark Thompson - Absent

**New Business**

President:

By Justin Miller: Shari will email a yard sale flyer to be posted to Ashbrook site.

Vice President:

By Dena Bonniwell: Absent

Secretary Report:

By Shari Beazley: Walking path upkeep and responsibilities are in the landscape contract. Don contacted Quality Landscaping to trim the sides of the walking paths. The walking paths were cleared.

Treasurer Report:

By David Georgy: (absent)

Board Member:

By Bill Kayes: No Report

Member voice:

Nothing

Adjournment at time: 7:36 PM

Respectfully submitted by:

Shari Beazley, Secretary