

Ashbrook Community Association  
Minutes for Board of Directors Monthly Meeting  
October 8, 2024 7:00 P.M.  
Ashbrook Community Center

Call to order at 7:02PM

Present: Justin Miller, Dena Bonniwell, David Georgy, Bill Kayes, Shari Beazley  
ACS West: Christopher Bertch, Don MacQueen  
Quorum established

Motion: To approve the agenda for October 8, 2024  
By: Justin Miller, President Second by: David Georgy, Treasurer  
Motion carried.

Motion was made by Justin Miller, President, seconded and approved to accept the minutes from October 8, 2024.

**Old Business**

President's report:

By Justin Miller, Process, Camera for HVAC submitted, sent payment. Additional camera for HVAC side of building.

Reminder about Corporate Transparency Act requirements all board members need to complete before January 1, 2025.

Leaf removal discussion, letter to be sent out with dates with the budget.

Vice President's report:

By Dena Bonniwell: 7703 Offshore Dr.; Washer/Dryer out for 3 weeks in the driveway.

Secretaries report:

By Shari Beazley: No Report

Treasurer's report:

By David Georgy:

Checking- \$70,283.91

Money Market-Reserve- \$155,752.70

Went through the budget. Budget approved, motioned. Dues will stay the same 294.80

Board member report:

By Bill Kayes:

Management report:

By Christopher Bertch, ACS West representative

Attorney: The attorney collected \$1,032.62

Violations to Community

Maintenance 78

Landscaping 16

Trash 11

Prohibited Items 10

Vehicles 5

Architectural 7

Aesthetics 5

By Don MacQueen

Violation Inspection: 2 Community-wide inspections-

Disclosure Package Inspections: 4 (4 homes sold)

7629 Broadreach Drive

15113 Featherchase Drive

7719 Shady Banks Terrace

7849 Winding Ash Terrace

Action Items Worked/Working on:

Follow up on previous Disclosure Inspection violations,

Get event banners updated.

Get additional keys for tennis courts,

Called County Utilities re-asphalt patching needed on Winding Ash Drive,

Expired Tag vehicles parked on streets,

Security light problems, (light by left side of playground.

Walking path maintenance,

Research documents for info needed by ACS West. Attorney needed regarding violation.

Safety and Security:

By Mary Winkler: Crime Report

Assist- 1

Barking dog-1

Check the welfare-1

Desk officer call for service-1

Domestic- 2

Fraud-1

Noise complaint- 3

Overdose -police- 1

Person in crisis- 1

Suicide-1

Suspicious situation-2

Warrant service- 1

Total: 17

Social committee report:

By Shari Beazley; Yard Sale-Shout out to Andrew Ratcliff

IT Committee:

By Justin Miller; look for another host for website

Budget committee:

By Terry Guthrie; Absent, David Georgy; - Budget Approval, to be mailed November (residents who have prepaid dues will not receive notice? wants to check to not send.

Architectural Review committee:

By Jo Ann Ruitenber:

ARC report

a) 1 fence approval

b) 1 approval to repaint shutters and doors navy blue and remove one tree in the backyard.

C) 1 approval to remove a tree in the front yard and paint the porch and railings white.

Buildings and Grounds committee:

By Bill Kayes:

Proposal for clearing brush along tree lines in rec. area

Lake subcommittee:

By: Mark Thompson - Absent

**New Business**

President:

By Justin Miller:

Vice President:

By Dena Bonniwell:

Secretary Report:

By Shari Beazley: Next event Trunk or Treat, October 26, 2024 begins at 6-7PM, Barbeque October 26, 2024 begins at 3-6 pm. Smokie Pig food truck.

Board Member:

By Bill Kayes: No Report

Member voice:

Nothing

ACS West Management Report:

By Christopher Bertsch: Request that the rental be more prominent on the website, tennis key deposit fee. Possible ARC form on website to be sent to Jo Ann Ruitenburg.

Adjournment at time: 7:56 PM

Respectfully submitted by:

Shari Beazley, Secretary