

Ashbrook Community Association  
Minutes for Board of Directors Monthly Meeting  
Date: November 12th, 2024, 7:00 P.M.  
Ashbrook Community Center

Call to Order 7:10@PM

Quorum: President Justin Miller, Treasurer David Georgy, Vice President Dena Bonniwell  
Absent: Shari Beazley, Bill Kayes

**Motion: To approve the Agenda for November 12th, 2024 by Justin. Seconded by David, motion carried unanimous consent. Approved. @7:10**

**Motion: To Approve the minutes from October th, 2024 by Justin. Seconded by David, motion carried unanimous consent. Approved. @7:11**

Old Business

President - Justin

- Working to get new camera installed on A/C side of Community Center
- Reminded Board Members to get their paperwork done regarding the required Corporate Transparency Act
- Started discussion regarding replacing tennis court locks with new type of electronically controlled locks—will get more info and cost info for discussion at future meeting. ILOQ is the brand, no batteries are required.

**Motion: To correct the IT Budget to 1489.99 by Justin. Seconded by David, carried unanimous consent. Approved. @7:19**

- The IT Budget is the same as last year, not less. We discussed the discrepancy.
- Added some nav on the website regarding clubhouse and calendar.

Vice President - Dena Bonniwell

- Stated concerns regarding continuous speeders on Offshore Drive.

Treasurer - David

- Checking \$ (Not ready due to ACS West accountant on bereavement)  
Reserve \$
- Started discussion regarding method for residents to report complaints to the Board. Decision was made to encourage people to send email with their complaint or problem via the ashbrookonline.com website so all Board members would receive it. Instructional info as to how to do this will be sent out via email blast, put on website, and put on fb pages.

Secretary - Shari - Absent

Board member - Bill - Absent

## Reports by ACS West

Chris -

Financials

Operating account \$68,522.47

Reserve \$155,752.70

Attorney collection - N/A

Violations

- Maintenance 18
- Trash 13
- Prohibited Items 11
- Landscaping 7
- Vehicles 6
- Architecture 5
- Aesthetics 1

Two community violation inspections were done during this period. Leaf inspections started 10/14.

Three Disclosure Package Inspections were done on houses for sale.

Don Projects

- Follow-ups were done on several prior Disclosure Inspection violations.
- Dealing with trailers and disabled vehicles on streets.
- Handling rentals for corral and boat rack.
- Getting asphalt replaced at gravel area on Winding Ash Drive.
- Getting Dominion Power recreation area security lights repaired.
- Overgrowth cut back at walking path entrance on FCT.
- Locating owner of boat in boat rack.
- Getting info on repair of vandalized tennis court lock.

## Community chairs

*Finance & audit* - New Budget member Stephanie

Social - Absent

ARC - Jo Ann Ruitenbergh, Chair, reported that approval was granted for 2 fences, final inspection of solar panels, approval and final inspection of another fence.

*Buildings and Grounds* - Justin for Bill Kayes(absent) -

- Vandals broke one of locks at tennis courts-chained up now until get new lock;
- Solitude Lake Mgmt. coming out to repair cove fountain and replace light bulbs in large fountain;
- Arranged with Christmas light company to have lights put up;
- Bill Ruitenberg will no longer be able to handle the marquee lettering.

Clubhouse - David - No report

Lake - Mark - Absent

Safety and Security - Mary - Absent / No report

Nominating Committee - No report

### Old business Members voice

### New Business -

President - Justin - No Report

Vice President - Dena - no report

Treasure - David - no report

Secretary - Shari - Absent

Board member - Bill - Absent

### New business members voice

- Bill Ruitenberg stated that at the Bldg/Grds Committee meeting Bill Kayes told him about the tennis court vandalism. He personally went there the next day, looked over the damage that someone had done with a huge rock, and emailed the Board members about it, wondering if anyone had checked the cameras, but did not receive any response. Justin said that the cameras would not show a good image of the other side of the tennis courts, and since there was no definite time frame to look at, it would take hours to go over the camera images to try to find it. After discussion, the Board will send out an email blast and post info offering a \$250. Reward for info leading to an arrest for this act of vandalism.

**Motion: to adjourn the meeting by Justin at 7:51PM. Seconded by David, motion carried unanimous consent. Approved.**

**Meeting was adjourned 7:51pm**

**The next meeting will be on December 10th 2024.**

For those interested in joining a committee or attending a committee meeting, we would love to have you! Please reach out to any board member or committee chair for more information.

Submitted by Justin Miller & Don McQueen