

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

Call to Order 7:02@PM

Quorum: Justin Miller (President), Dena Bonniwell (Vice President), David Georgy (Treasurer), and Bill Kayes (Board Member).

**Motion: To approve the Agenda for by Justin. Seconded by Dena, motion carried unanimous consent. Approved. 7:02 PM**

**Motion: To Approve the minutes from by Justin. Seconded by David, motion carried unanimous consent. Approved. 7:02 PM**

Old Business

President - Justin

- Additional camera installation for HVAC side completed.
- Update on Corporate Transparency Act requirements: temporarily on hold in Texas.
- Discussion on leaf violations: feedback received about the policy; potential adjustments discussed. Schedule for inspections clarified and proposed improvements include requiring abatement photos from residents.

Vice President - Dena Bonniwell - No report

Treasurer - David

- Checking \$64,257.45
- Reserve \$158,896.20
- Interfund discussion: Reserve account owes \$48,960 to the operating account due to unclassified funds.

**Motion: to reclassify the fund to make it market as belonging to the reserve account by David. Seconded by Justin, motion carried unanimous consent. Approved. 7:28PM**

Secretary -

Board member - Bill - No Report

Reports by ACS West

Chris -

Financials  
Operating account \$74,918.82  
Reserve \$158,860.94

Attorney collection - No report

#### Violations

- Landscaping 101
- Trash 52
- Maintenance 31
- Prohibited Items 10
- Vehicles 9
- Architectural 1
- Aesthetics 1

Violation Inspections: 2 Community-wide inspections. Leaf violation inspections have been initiated.

Disclosure Package Inspections: 4

- 15461 Featherchase Drive
- 15118 Fernway Drive
- 7719 Offshore Drive
- 7836 Shady Banks Terrace

Action Items Worked/Working on:

- Follow up on previous Disclosure Inspection violations,
- Finding researched files on marquee sign,
- Repairs of Dom. Power security lights in recreation areas, Leaves on walking paths, Vehicles/ trailers on streets,
- Corral rentals,
- Locating owner of boat in boatrack,
- Finding attorney's opinion on Board membership requirements.

#### Community chairs

Finance & audit - David

- New Budget member Stephanie
- Terry has resigned from Chair.

Social - Pancake breakfast with Santa is the next and last event in 2024.

ARC - Jo Ann Ruitenber, Chair

- 1 final inspection of new fence
- 1 final inspection to convert a back deck to a screened in porch and replace rotted boards on the front porch

*Buildings and Grounds* - Bill Kayes -

- Smart locks: Decision to delay purchases and prioritize sealing unused doors.
- Walking paths maintenance: Proposal to increase inspections to weekly next year.
- Christmas decorations installed, general maintenance ongoing.

Clubhouse - David - No Report

Lake - Mark - Absent

Safety and Security - Mary - Absent / No Report

- Don brought up the need for increased information about the Officers tasks and duties,

IT Committee - Justin

- Renewed domain name
- Will add all upcoming meetings to the website, scheduled to come out on time.

#### Old business Members voice

#### New Business -

President - Justin

- Discussed next steps for filling open board positions.
- New home owner portal discussion

Vice President - Dena

- Discussed the need for an electronic reader board instead of old board
- Discussed Signup Genius and how it can help organize events, may replace Constant Contact.

Treasure - David - No Report

Secretary -

Board member - Bill - No Report

#### New business members voice

#### **Closed session discussion with member**

**Motion: to adjourn the meeting by Justin at 9:15 PM. Seconded by David, motion carried unanimous consent. Approved.**

**Meeting was adjourned 9:15 PM**

**The next meeting will be on January 14th 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