

Ashbrook Community Association  
Minutes for Board of Directors Monthly Meeting  
Date February 18th, 2025 7:00 P.M.  
Ashbrook Community Center

Call to order at 19:04

Present: Justin Miller, Dena Bonniwell, David Georgy, James Wright

ACS West: Christopher Bertch

Quorum established

Motion: 19:05

To approve the agenda for this month's monthly meeting as set forth.

By: Justin Miller Second by: David Georgy

Motion carried.

Motion: 19:01

To accept the January 14th, 2025 minutes as presented.

By: Justin Miller Second by: David Georgy

Motion carried.

### **Old Business**

President's report: 19:06

By Justin Miller:

- Portal access documentation

posted activity on FB page to get community feedback however, discussion did not provide the feedback in which was requested regarding the new portal page.

- Portal Late fees, ach, etc.

Discussion with Chris from ACS about late fees transferring from old system to new system properly, ACH accounts transferring, different payment options. Chris stated that the 2 systems were supposed to merge without issues however, accounts are not properly syncing all the time and these items are being addressed on a case by case basis.

Vice President's report: 19:18

By Dena Bonniwell:

Nothing new to present at this time.

Treasurer's report: 19:18

By David Georgy

*For a detailed report of the finances, please contact David directly*

In checking account -

Beginning balance checking: \$79,280.58

Ending balance in money market: \$158,932.64

- Numbers in the accounts provided by ACS West

Secretaries report: 19:19

By James Wright:

Nothing new to present at this time.

Reports from ACS West

by Don MacQueen:

Absent from meeting

Architectural Review Committee

- ARC Report- One Shed Approval
- Absent from meeting- David G. provided documents to Chirs with ACS.

Lake Committee

By Bill Kayes:

- Solitude to repair lake fountain(s) by next week timeframe

Management report: 19:21

By Christopher Bertch, ACS West representative:

1. Treasurer Report  
Operating- \$79,280.58  
Reserve- \$158,932.64
2. Total Debtors Payments Collected- \$3,441.73

Social committee report:

By James Wright- Newly appointed Chair of Social Committee (no report)

Buildings and Grounds committee:

By Bill Kayes:

1. As reported by David G.: new leak in clubhouse roof by back door.
2. Quality's schedule of trash removal moving forward: yellow construction trash bags from construction crew removed by Cherry by front area near playground.

Finance & Audit (Budget) committee:

Absent from meeting.

Safety & Neighborhood Watch Committee:

- Crime Report from 2/03/2025 @ 09:23AM

Incident Type	Total
Assault	1
Desk Officer Call for Service	2
Barking Dog	1
Domestic Assault	1
Police Alarm Activation	2
Police Service	1

Check the Welfare	2
Domestic	2
Hit & Run MVA	1
Missing Person	1
Road Rage Incident	1
Trouble with Juveniles	1
TOTAL	15

Social Committee

By James Wright:

- Discussion surrounding upcoming Easter event planning and plans.
- Social Committee to announce first formal meeting and plan to meet every 3rd Wednesday of the month. First meeting scheduled for 2/26 @ 18:30 thru 19:15 due to inclement weather.

**Old Business- Member's Voice**

No members in attendance

**New Business**

President:

By Justin Miller:

1. Business yard signs.
  - Email to Board regarding increase in business signage posted around Ashbrook.
  - James to email/call each person with signage posted around Ashbrook to ask them to remove within 1 week or signage will be removed due to violations of HOA regulations.

Vice President:

By Dena Bonniwell:

N/A

Secretaries Report:

James Wright:

1. POD/Temp storage due to pipe burst.
  - Community member requested clarification and permission in order to place a POD storage structure on property due to a burst pipe in their home. They emailed Chris with ACS West with details.
  - It is of the boards opinion that in these circumstances when necessary; as long as these items are clearly communicated with the board/ACS with the information regarding reasoning and time frames this is permissible for reasonable accommodation.

Treasurer's report:

By David Georgy:

1. Corporate Transparency Act still on hold.

Board Member:  
By Bill Kayes: Absent

Member voice:

Adjournment at time 20:33

The next meeting will be held on Tuesday, March 11th, 2025 at the Ashbrook Community Center.

Respectfully submitted by:  
James Wright, Secretary