

Ashbrook Community Association
Minutes for Board of Directors Monthly Meeting
Date April 8th, 2025 7:00 P.M.
Ashbrook Community Center

Call to order at 19:04

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

ACS West: Christopher Bertch & Don MacQueen

Quorum established

Motion: 19:04

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

By: Justin Miller Second by: James Wright

Motion carried.

Motion: 19:04

To accept the March 11th, 2025 minutes as presented.

By: Justin Miller Second by: Dena Bonniwell

Motion carried.

Old Business

President's report: By Justin Miller

- Roger Scott & Thomas McKnight of Ashlake Crossing presentation on update with Chesterfield County and VDOT on traffic study on Ashlake Pkwy and other developments.
 - They met with the state regarding a traffic circle being implemented at the corner near the new apartments due to the incoming increased traffic. The state has already conducted a survey, however this was prior to other developments. They are pushing our rep Kevin Carroll, Board of Supervisors, to continue to push that state for another study for the traffic circle.

Vice President's report: By Dena Bonniwell

- Follow up with Mary on Safety & Security
 - unable to get into contact with Mary as of meeting in regard to Google spreadsheet for officer to fill out when performing work in community.

Treasurer's report: By David Georgy

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

- checking account - \$113,349.08
- money market: \$161,881.66

Secretaries report: By James Wright

- Nothing to present at this time.

Architectural Review Committee: Given by Dena

- 1 Walkway and Flower Bed

Building & Grounds: By Bill Kayes

- Emergency Tree removal performed on 3/20 by Cambidon Tree Service.

Clubhouse Manager Committee: By David Georgy

- Rental of Clubhouse by members in “good standing with HOA”
- David G. asks ACS how and where to look up prospective renters current standing with HOA/ACS West in order to determine eligibility.
- Chris and Justin to assist in navigating

Finance & Audit (Budget) Committee:

- 1st meeting to take place in the 2nd half of April.
- David to put on community calendar

Management report:

By Christopher Bertch, ACS West representative:

Treasurer Report :

Operating- \$91,124.66

Reserve- \$161,847.87 as of 2/28/2025

Total Debtors Payments Collected- \$744.25 Since March

Violations

- Maintenance- 68
- Landscaping- 12
- Trash- 9
- Architectural- 7
- Prohibited Items- 4
- Vehicles- 3
- Aesthetics- 3

By Don MaQueen:

- 2 Community wide inspections done this period
- Disclosure Package Inspections: 2

Social committee report: By James Wright

- Easter Event to be held Saturday before Easter
- May 10th will be the community yard sale
- Banners to get redone by Don with dates for yard sale
- Bill and James to put up signs for yard sale 2 weeks prior

Safety & Neighborhood Watch Committee:

- Crime Report from 4/01/2025 @ 01:54pm

Incident Type	Total
Animal Control PD Only	1
Check the Welfare	2
Disturbance	2

Domestic	1
Emergency Custody Order	1
MVA-NO INJ	1
PD-HAZCON	1
Police Alarm Activation	1
Police Information	1
Suspicious Situation	1
TOTAL	12

Old Business- Member's Voice

New Business

President: By Justin Miller

- Facebook Concerns about Beaver & non-residents amenity usage
 - Until the new apartments become occupied there is not much we can do about potential usage of amenities within Ashbrook by non residents
 - It is illegal to remove and relocate the beaver

Vice President: By Dena Bonniwell

N/A

Secretaries Report By James Wright

N/A

Treasurer's report: By David Georgy

- There is still an issue of invoices appearing and David approving these invoices for payment however, they then appear again to be approved multiple times. Justin suggests emailing Chris directly to resolve this matter.
- Info with full details on invoices not appearing or able to view when reviewing and another invoice was approved by ACS for payment without review and approval.

Board Member: By Bill Kayes:

Nominating Committee:

Not present for meeting- Letter to the community to be mailed to community for voting new members by early May.

Member voice:

- Community member concern expressed about neighbor installing new driveway without ARC approval- ARC is aware of the situation.
- Community members notified HOA of split rail fence by playground that is damaged and in need of repair.
- Community members notified HOA of storm drain by Halyard Ct and Breaker Point that is blocked and not properly draining.

**Motion by Justin @ 8:09pm to approve James Wright and Bill Kayes to be on the ballot for election.
Motion carried.**

Motion by Justin to adjourn meeting @ 8:17pm carried by Dena.

Adjournment at time 20:17

The next meeting will be held on Tuesday, May 13th, 2025 at the Ashbrook Community Center.

Respectfully submitted by:
James Wright, Secretary