

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

- I. Call to Order 7:06pm by Justin
- II. Roll and Quorum Status 7:02pm
- III. Approval of the Agenda by Justin at 7:06pm 2nd by George
- IV. Approval of Previous Meeting Minutes by Justin 2nd by George 7:06pm
 - Approved minutes can be downloaded from the association's website:
www.ashbrookonline.com under Documents >> Board Meetings.
- V. Officer and Committee Reports (Old Business)
 - President's Report – Justin Miller
 - Master Lee from Dynamic TKD

Inst. Johnathan representing Dynamic-

Spoke regarding wanting to become active members in the community and assist in community events. Offered free trial memberships to community members for parents and children including discounts on memberships for Ashbrook members. Assistance with overflow parking for events in the community, helping with offering their leadership team for volunteerism, safety patrol around the neighborhood for watch services, coordinating events with them together for the community and their members. Requesting permission to place some signage for the school, allowing access to our FB groups to them. Goal of bridging the gap between their business and the community. Leesdynamic@gmail.com

- Follow Up about drainage/flooding issue

Back and forth with storm drainage control and VDOT in regards to who will be taking responsibility for the issue. Don explained that 2 weeks ago, Jerry from the county advised that this issue is on Ashbrook property and our responsibility. Their argument was who installed the culvert however, the issue is with the drainage ditch that runs into the lake ultimately. Jerry advised he would go back and look at the county plans to determine responsibility. No response at the time of the meeting. Don stated he would follow up again. Justin stated on June 15th the resident texted him during the storms and the water was not draining causing flooding into the residents yard and other yards and perhaps the culvert was not sufficient for the water during rains.

- Vice President's Report – Dena Bonniwell
 - Follow up from Don's email regarding Silver car parked on Featherchase with county Officer

Email sent to Officer regarding the silver car however, did not receive a response back.

- Finalize sheet/Google form for Officer to standardize this form for the officer to start using.

No member opposed the form being utilized.

- David reviewed invoice showing very minimum hours and not what Ashbrook was expecting.
- Member emailed requesting more police presence in the neighborhood.

- Treasurer's Report – David Georgy
 - Checking and Reserves/Money Market (opening/closing balance).
 - a) Checking \$118,886.93

- b) Money Market \$170,370
- Follow up regarding smartwebs program

Ashbrook did not pay for Smartwebs program, we are capable of seeing more using Vantaca. ACS has already cancelled Smartwebs. Don needs to be trained in Vantaca and violations will be paused until training is completed. Ashbrook is currently not paying for Vantaca and we will need to propose the cost of continuing to use this program.

- Secretary's Report - James Wright
 - Tot Lot Parents Meeting Follow Up

Justin and myself attempted to meet and discuss the damage that was done to the rocker at the tot lot however, the parents were extremely argumentative about the nature of the damage. At no point was Justin able to show them the video as they progressively got more offensive in their demeanor and started to threaten the HOA with a lawsuit for having unsafe, unkept equipment at the playground. They referenced having Nascar engineers who would testify that the springs on the rocker were meant to hold much more weight than that of the children bending all the way down to the ground over and over again and accusing of labeling their children on the facebook post unfairly.

- Clubhouse Rental FB post and messages Follow Up

I spoke with the OP of the post in regards to the situation and they opted to remove the post as the situation was a misunderstanding.

- Board Member's Report - Bill Kayes
 - Seeking Clarification of signage on playground equipment in order to have new signs made up for the playgrounds in the neighborhood.
- Reports from ACS West - Christopher Bertsch
 - See ACS West report for details.
- Reports from ACS West – Don MacQueen
 - Violation inspections, disclosure inspections, and current projects.

None performed at this time while training in the new system.

- Follow Up on Quote from Cambium for tree removal on Offshore.

Need to send a letter to the homeowner in order to determine cost retribution of tree removal. Christopher suggests adding to the party's account.

- Architectural Review Committee -
 - ARC report
 - 1 approval for solar panels
 - 1 approval for trees removed and final inspection
- Building and Grounds Committee - Bill Kayes
 - N/A
- Lake Committee
 - N/A
- Clubhouse Manager Committee

A renter did 2 weeks back to back.

Resident offered to replace floor moulding (labor & materials).

- Finance & Audit (Budget) Committee
 - David reached out to Stephanie to schedule meetings.
- Safety & Neighborhood Watch Committee
 - Crime Report
 - National Night Out Follow Up

Jody who does the ice cream truck is all set to go for coming and setting up.

- Social Committee -
 - N/A

VI. Old Business – Member’s Voice

VII. Discussion on unresolved items from previous meetings.

VIII. New Business

- President's Report – Justin Miller
 - N/A
- Vice President’s Report – Dena Bonniwell
 - N/A
- Treasurer’s Report – David Georgy
 - N/A
- Secretary’s Report - James Wright
 - N/A
- Board Member - Bill Kayes
 - N/A

IX. Member Comments and Concerns (New Business)

- Members are invited to share comments, concerns, or questions.

X. Closed session

XI. Announcements

XII. 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.

XIII. Adjournment @ 8:04pm by Justin, motion carried by James.

- The next meeting will be held on Tuesday, August 12th, 2025, at the Ashbrook Community Center.