

2017 Ashford Park Homeowners Association Annual Meeting
January 10, 2017

Foley United Methodist Church
915 N. Pine St.
Foley, AL 36535

The Annual Meeting of the Ashford Park Homeowners Association (HOA) was called to order at 6:00 p.m., January 10, 2017 by the Board President, Dave Roffman.

Board Members Present:

Dave Roffman – President
Wilma Votta – Vice-President
David Dalton - Secretary
Laura Daily - Treasurer

The meeting was opened by presentation of a prayer, by Jim Beam, Foley United Methodist Church.

The Pledge of Allegiance was led by David Dalton

The meeting opening and vision statement was read by the Board President Dave Roffman.

“Welcome to the Ashford Park HOA Annual Meeting and election of your new HOA Board for 2017

VISION STATEMENT FOR ASHFORD PARK HOA

We envision a community of neighbors coming together through voluntary means, working as an organization to achieve a higher quality of life, to create pride in our neighborhood and to protect our property values.

We envision a neighborhood that is considered by residents and non-residents alike to be a safe, desirable place in which to live and enjoy family, friends and community.

We will run this meeting following Roberts Rules of Order. Hostile outbreaks will not be tolerated and violators will be escorted out by Officer Williams.

Any questions tonight may be directed to the board in writing and presented to the board members. However, we may or may not be able to give you an answer tonight. Some questions may need to be researched before a correct answer is given. All questions will be answered in a timely manner.

Please write out your questions including your name, in order to reply to you with the answers to your questions.”

A brief introduction of the Board members, was followed by the board’s appreciation to the volunteers who keep the HOA running. An additional thanks was offered to the volunteers responsible for tallying the votes for this evening.

The board also offered thanks to Jim Beam and Foley United Methodist Church for use of their facilities.

Dave Roffman read a list of the Board’s accomplishments over the last year (attachment 1).

A short Board of Directors meeting was held with unanimous passage of the following changes to the current By-laws.

1. *Capital Expenditures – All Capital Expenditures of \$1500 or more, not included in the annual budget will require a majority vote of the Board of Directors AND the Trustees.*
2. *Violations and Fines – The existing violation/fine schedule as found in the covenants be added to the Bay-laws.*
3. *2017 Budget – The 2017 Annual Budget, as presented was approved. (Attachment 2)*

Committee Reports

Communications – Deb Peterson provided an update to the communications efforts this past year, which included at complete update of the HOA owners database. This database is critical to the smooth operation of financial reporting and HOA wide communications. The board expressed their appreciation for her efforts in this update.

The annual 2016 Treasurer’s report was presented by Laura Daily (Attachment 3).

Bruce Stone’s Attorney Statement regarding pending litigation was read into the minutes:

“The Board recently entered into a Settlement Agreement with Adams Homes. The Board voted unanimously to accept the offer of settlement, which was further supported by the Board of Trustees. In addition to entering into a settlement agreement with Adams Homes, both of the other Defendants, Temco Corporation and John Peterson’s attorneys have requested our attorney provide them with a demand for settlement, which has been done. However, at this time, settlement negotiations with those two Defendants remain pending.

Should we be able to settle with all 3 Defendants, our attorney will provide me with a letter for publication to the general membership. Should we not be able to settle with the other 2 Defendants then we will continue with the litigation process until such a time as we are able to either settle with them , or proceed to a trial.

In the meantime, the Board, nor our attorney, believes it to be in the Association's best interest to discuss this pending lawsuit in further detail."

An introduction and brief presentation of HOA Board Candidates and Trustee Candidate and reasons for desiring to serve on the HOA Board was conducted prior to the actual election of Board Officers.

Laura Daily (Current Treasurer)

563 Park Ave. Foley, AL

251.752.3799

Laura.Daily@infirmarhealth.org

Residing in Ashford Park for 15 years.

I am running again to keep some continuity to the association. I feel that every year there should not be a new Board that completely wants to change how things are run. I have lived in the neighbor for 15 years originally on East Ashford Park Dr in house #11 so I have seen the growth and numerous changes, some good some not so good for the home owners. I am running again because I feel there should be some continuity from year to year. The Board this year has addresses every issue brought before them and handled them with integrity and honesty and especially keeping the cost to the homeowners to a minimum. Please allow me to continue to serve the homeowners and carefully watch the spending.

David Dalton (Current Secretary)

2615 Ashford Park Dr

251.923.7773

Sfcdfd88@gmail.com

Residing in Ashford Park for 3 years

I have only been Secretary for a very short time, having stepped in to fill a vacancy upon the resignation of the previous Secretary. The Board currently has little to no continuity from year to year. I believe Board Members should have a reasonable period of time to become familiar with the issues, and then address issues within the Ashford Park Community.

Jerry Delmont
600 Vestige Mews
Foley Ala. 36535

Phone 251-923-6173

Email coondog1721@gmail.com

Resident in Ashford park 3 1/2 years

If I am elected to the HOA board , my goals will be to work with other board members to solve the problems that exists in our HOA today.

Deborah Peterson (Current Communications Chair)

2538 Ashburn Lane

251.424.5890

debiloupete@yahoo.com

Resident in Ashford Park 4 years

In the past, I have served on local and state boards for 30 years serving in all board positions. I have been involved with the Ashford Park HOA for several years now in a volunteer position on the Communications Committee. My main duty is to keep the database up-to-date. When I first took on this responsibility, there were many incorrect pieces of information, some hadn't been updated for over 11 years! I have also created Excel Sheets, and Word Documents for the HOA, created and organized files for future Board reference. I work with the webmaster to keep our website current and informative for the community. We now have a place to archive all the activities of the board. I have attended every HOA meeting for the past 3 years. My volunteer hours are in the 100's. I have had the privilege to work with and get to know many amazing neighbors and ask for your vote as a Board Member.

David Roffman (Current President)

Address: 2486 West Ashford Park Drive

Phone: 943-6310

E-Mail: droffman2@gmail.com

Number of years residing in Ashford Park: Seven

Reasons why I wish to serve the community: I am the outgoing president of Ashford Park's HOA, and have for the most part enjoyed representing the community with a fine group of volunteers. During the past year we have enforced the covenants and by-laws of our association to the best of our ability. We have tackled and solved the Hampton pond issue, and have addressed the Hickory Pond as well. We have maintained the common areas of our community. We have seen two lawsuits come to a solution at no cost to our association. Next year should go a lot smoother. We have money in the treasury; the 2017 dues are coming in. I don't want to see foolish expenditures like the 2014 board placed on the community (\$57,000 +

for inadequate repair work on the Hickory Pond). I am running for continuity.

Karen Seeley

2546 West Ashford Park Drive

971-2844

kseeley@gulftel.com

Resident in Ashford Park since 2003

I have served on HOA board in Illinois for 12 years: a small association with many problems similar to what we have been through. I would like be to keep the association run by our homeowners to keep costs down for those of us on fixed incomes and families alike.

Wilma Votta (Current Vice President)

Wvotta1938@gmail.com

Resident for 11 years

I currently serve as Vice President of our Board and would like the opportunity to serve again. I want to see our neighborhood stay a great place to live, keep property values competitive, and have everyone be good neighbors.

Candidates for Trustee Position (3 Year Term)

Rosemary Kitchens

2557 Oakford Dr

251.955.5976

prkitchens@gulftel.com

I have been an owner in Ashford Park for 11 years. I am running for the Trustee Position because I believe the covenants and by-laws should be enforced in a fair and equitable manner. In addition, I want to make sure our HOA does not incur another situation like it experienced in 2014, when meetings were closed to owners and large amounts of money (\$57,000) were spent unnecessarily and without a recorded vote.

Proceeded with election and announcement of election results (positions were determined amongst the elected board members following the actual announcement of the results):

Laura Daily	80	Treasurer
Wilma Votta	79	Vice President
Deb Peterson	78	President
David Dalton	80	Secretary
Jerry Delmonte	64	Architecture
Karen Seeley	64	Nomination

Dave Roffman 23
Rosemary Kitchens 80 Trustee

The meeting was adjourned at 7:40 p.m.

A handwritten signature in blue ink, appearing to read "David Dalton".

David Dalton

Secretary

Attachments:

1. 2017 Budget
2. Accomplishments
3. Treasurer's Report

ACCOMPLISHMENTS OF THE 2016 ASHFORD PARK HOA BOARD

1. Dues Collection for 2016 (only 5 households did not pay)
2. Dues Collection for 2017 (already \$17,000 plus is in)
3. Cutting Grass (only \$8000 was spent in 2016, far less than the previous year)
4. Mending fences blown down in Common areas
5. Settling two of the three lawsuits that this Board inherited.
6. Upholding the covenants and by-laws of our HOA. Fewer fines, less turmoil and confrontation than previous boards.
7. Held four OPEN Board meetings throughout the year, including tonight's.
8. Attended several City Council meeting where issues that might affect our community were being discussed.
9. Improved relations with the City Council in general, and Councilman Ralph Hellmich in particular.
10. Fixed the Hampton Pond in a joint effort with Hampton Park, and receiving congratulations for our efforts from Leslie Gahagan, the Environmental manager for the City of Foley.
11. Tackled Hickory Pond's overgrowth .
12. Held monthly committee meetings faithfully.
13. Conferred with our HOA lawyer on all pertinent matters.
14. Always weighed all decisions with the entire board and trustees.
15. Maintained an accurate database for our community so that we know who lives here and how to contact them.
16. Maintained and updated our Website on a regular basis.
17. Wrote, printed, mailed a newsletter three times during the year updating everyone about what is going on in Ashford Park, alerting residents for upcoming meetings, etc..
18. Supported the Neighborhood Watch with block captains and working closely with the police. Kudos to volunteer Chris Canuup for all his hard work.
19. Kept accurate checkbook, paid taxes in a timely manner, paid for auditing our books.

2017 Ashford Park Budget*

Amount

(*All numbers rounded for budgeting purposes)

Income

2016 Balance	\$	17,000.00
2017 HOA Dues (\$150 x 269) (Projected)	\$	40,350.00

Total Income \$ **57,350.00**

Expenses

Administration

Computer/Office Supplies	\$	700.00
Printing/Reproduction	\$	550.00
Website/Web Services	\$	180.00
Legal Services	\$	3,500.00
Income Tax (Fed & State)	\$	550.00
Insurance	\$	4,000.00
Facility Rental	\$	225.00
PO Box Rental	\$	100.00
Postage (General)	\$	475.00
Postage (Architectural)	\$	210.00
Lien Filing Fees	\$	175.00
Security (Board Meetings)	\$	300.00
Financial Audits	\$	800.00
Subtotal	\$	11,765.00

Grounds

Lanscaping /Grass Control	\$	10,000.00
Retention/Detention Ponds	\$	4,000.00
Emergency Maintenance	\$	3,000.00
Utilities		
Subtotal	\$	17,000.00

Total Expenses \$ **28,765.00**

INCOME \$ **57,350.00**

EXPENSES \$ **28,765.00**

BALANCE \$ **28,585.00**

ATTACHMENT # 2

ASHFORD PARK SPENDING FOR 2016 TREASURER'S REPORT

COMPUTER SUPPLIES	329.59
STAMPS	515.71
ENVELOPES	43.89
PO BOX RENTAL	98.00
CHURCH	425.00
ATTORNEY'S	8681.29
LAWN SERVICE	8050.00
HMR ENGINEERING	3006.45
HOA INS FEES	5391.00
VIOLATION LETTER'S	444.48
POND	8500.00
FENCE REPAIR	1650.00
TAXS AND AUDITS	850.00
MISC	101.24
CARR ALLISON	1000.00
TONER	74.09
TOTAL SPENDING:	39,159.64

BANK ACCOUNT GENERAL FUND: \$17,520.82 ENDING BALANCE AS OF 12/31/2016

BANK ACCOUNT HOA DUES: \$17,157.56 ENDING BALANCE AS OF 12/31/2016

TOTAL DEPOSITS TO THE GENERAL FUND 48,928.00

TOTAL DEPOSITS TO THE DUES FUND 14650.00

THE GENERAL FUND ACCOUNT PAYS THE BILLS AND THE NEW DUES FOR 2017 HAVE BEEN DEPOSITED INTO THE DUES BANK ACCOUNT

THESE ARE THE FIGURES THE BOARD USES TO ESTIMATE THE 2017 BUDGET