

October 20, 2021, Ashford Park POA Meeting Minutes
6PM Foley Library

Present: Jerry Delmont (President) Teri Mellies (Secretary) Sally Gedosch (Treasurer and Nomination Chair) Laura Daily (Architecture Chair) Asa Baugher (Attorney) There were 19 additional homeowners in attendance.

The meeting began with the pledge led by Jerry Delmont. Masks were available to anyone who did not have one.

Board members gave a brief description of their jobs and what they are doing/and/or plan to do in the next few months.

Sally Gedosch (Treasurer and Nomination Chair) Sally has been inputting information into Quicken to keep financial records. The main account at Centennial Bank, is used for routine expenses has \$45,348.31. The savings account for Pond and Storm Water maintenance had \$32,704.05. Sally provided a graph with spending by each Payee listed in the Quicken account. Teri Mellies (Secretary) The Board is using a different website than the previous Board. The current web address is: www.ashfordinfoley.com Teri gave credit to Sally for her assistance in showing that there is more than one Ashford and by pointing out we are in Foley may enable people to find us if needed. Teri provided a handout showing the homepage, plus the email address (ashparkhoa@gmail.com) The mailing address is Ashford Park POA, PO Box 1078, Foley, AL 36536. In addition, the Board will follow the advice of the attorney and will NOT be using any social media, including no Facebook or no Nextdoor.

Laura Daily (Architecture) Laura began by telling the homeowners that **if** there were not any violations sent in the past 9 months, violations will be mailed beginning on Friday, October 22. She said the main offenses are cars, trailers, and Rv's parked in the driveways, cars parked in yards, fences not repaired, and lawns not mowed. In addition, she pointed out that when people leave grass clippings in the street, the clippings end up flowing into the storm drains and then the ponds. This costs everyone more when the ponds must be cleaned out more frequently because of the clippings, Laura pointed out that homeowners need to be aware that keeping their property looking clean and well kept helps Ashford Park owners when they are selling their homes.

There were questions from homeowners: boats and pontoons parked in yards or driveways. Laura reminded homeowners that the covenants state that boats must be stored behind the cover of the owner's fence in the back. Owners will get courtesy letters first but will get additional notices if necessary. Several concerns were raised about the use of excessive lawn art. Laura had addressed this in the past. Follow-up questions asked about the safety issue of loose objects in the yard flying and damaging other property. The attorney, Asa Baugher, clarified a few issues related to this. He indicated that even if the covenants do not directly address this issue, it is within the rights of a homeowner to act against another if their property causes another damage. It is up to each property owner to anticipate that things that could fly in the wind, could cause damage. A homeowner asked what the association should do about a particular home that has a history of not paying dues, having unsightly yard, police calls, etc. The owners already have liens and multiple claims against them. How would the association ever get its money? Asa clarified how liens are placed. He explained that owners get multiple notices regarding late dues, etc. He also makes notifications from his office. Once a lien is filed in the county records, the home cannot be sold without a title search which shows the liens that are owed. Those monies are dispersed after a closing. He addressed the possibility of pursuing court action based on a lien. In such a case, if a homeowner fails to pay off a lien, in some situations, a case can be filed in court and the court can foreclose a home to get funds for the association. One homeowner mentioned that having the covenants/articles/by-laws available if there are open houses in the neighborhood. There have been homeowners who complained that they were never informed there was an HOA, but it is clearly stated in the documents given to buyers at closing. The process of receiving an estoppel from a title company and attaching a

link to see the covenants. Teri will see if there are other ways to communicate with realtors in Baldwin County.

Jerry explained the process the Board uses to get work done on our ponds. The Board hires an engineer, (Mr. Cummings of Fabre Engineering) to evaluate the needs for each pond. Working on the ponds requires highly technical skills and understanding. The engineer's purpose is to obtain contracts and to be the person to oversee the contractors. This keeps the Board from trying to evaluate if a job has been completed properly. Currently, the only contracts we have are with Mr. Cummings and our contract for lawn upkeep with Frith's.

Jerry gave multiple updates on the ponds. Ashford Park must keep all ponds up to the standards issued by the EPA. He works with Laura Daily to assist in this area. This action to allow Jerry to assist was voted on at a board work session. He coordinates with Leslie Gahagan from the city of Foley. In 2020, the Board had a plan to remediate the pond between Oakford Dr and Hickory Street. It was tentatively planned to have Mr. Robert Cummings (while he was with GMC) to use Blade Construction to relocate 1000 yards of construction soil. This build-up creates poor drainage and the growth of small trees. This plan was not completed by the previous Board. However, Jerry hopes to have that project started as soon as possible. Remediation on Hickory Pond was started in 2020 by Blade Construction, under the guidance of Mr. Cummings. The soil that was relocated to the slopes still must dry before continued work can be completed. Jerry asked Lee Bochnia to discuss his work with the city of Foley to repair the HS Pond and the pond between Unit 1 and Unit 2. Lee indicated that the city has begun the work but there is more to complete. The pond has not drained in over a year. Jerry indicated that most equipment cannot perform in such wet conditions, but he has been in contact with a contractor who may have the necessary equipment to clear that pond as well. (Once the engineer obtains a contract, information will be added to the website to keep owners informed of any progress). Jerry hopes that there is enough money in the dedicated pond account to take care of the Oakford project and the pond near Unit 1 and Unit 2. But it will depend on when the work can begin and what condition the ponds are in at the time.

Jerry was very clear that our ponds are always going to be a top priority, in order to keep all owners from facing water in their homes. Jerry would like to see a small group of people commit to the upkeep of the ponds. Every year when a new Board takes over, it takes time for members to learn all the information about the ponds. This causes a time situation where the ponds continue to develop growth that limits the ability to have them mowed. Once they cannot be mowed with a traditional mower, it takes bringing in more expensive equipment which escalates all our costs. Some in attendance asked about having Board members serve rotating terms, to prevent the loss of information from year to year. Another pointed out that there were less than twenty people in attendance. It is difficult to get members to run for office and to attend meetings to become informed.

One person asked about the dues for 2022 and Jerry stated that the dues would stay the same. In addition, the annual meeting will be **THURSDAY JANUARY 13, 2022**, in the Foley Library meeting room.

One person inquired about maintaining the entrances. Currently there are volunteers doing the labor, but they also paid for fertilizer and chips out of their own pocket. The past Board had planned to change the entrances to look more like Hampton Park but after homeowners raised concerns, they decided to not make changes. After a brief discussion, Jerry made a motion to create a budget to pay for the maintenance of the entrances. Teri seconded the motion. It passed by roll call vote unanimously. Many thanks to the homeowners who have kept our entrances and our white fences looking great.

Teri informed those in attendance that eighteen homes sold so far in 2021. A discussion of a welcome committee ensued. Two people volunteered and this group will also get a budget to get a welcome gift/card. Thanks to the volunteers.

The meeting adjourned at 7:30 PM