

Ashford Park POA Board Meeting Agenda

May 17, 2018

Call to order

Deborah Peterson – President X
Karen Seeley – Vice President X
David Dalton – Treasurer X
Bobbie Hale – Nominations Chair X
Becky Beatty – Nominations Chair X
Lee Bochnia – Architectural Chair X
Jerry Delmont – Architectural Chair X
~~Laura Daily – Trustee~~
Terry Young – Trustee
~~Joe Godwin – Trustee~~

Homeowners present - 14

Prayer (Bobbie) and Pledge (Karen)

BOD Attendance role – Quorum Present to vote

Presidents Statement

A fundamental component of living in a common interest community that is governed by a homeowner's association is the need for rules, regulations and/or policies (hereinafter collectively referred to as "rules") that all members of the homeowner's association and their tenants and guests are required to comply with. As such, it follows that those who live within common interest communities must be familiar with the association's rules and should have a basic understanding of the process of enforcing HOA rules and adopting them.

In addition to being consistent with provisions contained in the association's governing documents, the rules that are adopted by an association's board of directors must be reasonable and adopted in good faith. Whether or not a rule is reasonable is determined by reference to the common interest development as a whole, and not by reference to any facts that are specific to any particular homeowner that is challenging a rule. Case decisions have held that rules are reasonable and should be enforced unless they are wholly arbitrary or violate a fundamental public policy.

Homeowners association members, officers, directors, and management personnel should be familiar with the content of their association's governing documents and state and federal laws that must be complied with when dealing with issues relating to the adoption and enforcement of rules. All rules that are adopted by a homeowner's association should be reasonable and consistent with the provisions in the association's governing documents and the law, and they should be enforced fairly and consistently. Having this basic understanding will enable those dealing with issues pertaining to homeowner's association rules to more effectively address those issues. The key task of a homeowners' association is to protect its members and protect their property values.

Guest Speaker – Joseph Frady Realtor with ReMax sponsor of our website spoke briefly and underscored the importance of maintaining an attractive neighborhood, and how it affects home values.

Rules and Regulations Vote

Yays __7__ Nays __0__

So moved to adopt: David Dalton
Seconded: Lee Bochnia

By - Laws Vote

Yays __7__ Nays __0__

So moved to adopt: David Dalton
Seconded: Lee Bochnia

Discuss method of getting new Rules & Regs document and By - Law document to members

New Documents to Members Process

Send letter to inform them the document(s) are on the website or they can go to Office Depot to pick up a hard copy for X\$ (List the cost for each of the documents).

Recommendation-Have the Welcome Committee provide a note in their Welcome basket that informs new owners how to get Rules & Regs, By-Laws and Covenants (Include Menu of prices)

Proposed Covenant amendments and restatement Vote

Yays __7__ Nays _____

So moved to adopt: David Dalton
Seconded: Lee Bochnia

Vote to establish the term of vote for Covenant changes, June 1 - December 31– (the length of time for members to vote on covenant amendments)

So moved to adopt: David
Seconded: Deb

Yays __7__ Nays _____

Voting Rights - Delinquent accounts

Members not in good standing may not vote in upcoming election or cast votes for any POA related matters.

Correspondence –

Informative Newsletter went out. Thank you volunteers for helping with the mailing. Survey Monkey regarding new rules was sent out and we had a fair response.

Chad Christianson, City Engineer spoke with Jerry Delmonte about Lafayette Place concern potential drainage problem with Ashford Park. Drawing submitted.

Resignation of Kristi Clark as Secretary

Zero applications for Kristi's Board Application

Vote to name David Dalton Secretary / Treasurer

Yays 6 Nays 0

So moved to adopt: Bobbie

Seconded: karen

Vote on the Process to address the Hickory Pond Problem

Seek professional help with licensed and bonded companies. In order to guarantee results, seek an engineering firm to work on project.

Yays 7 Nays 0

So moved to adopt: Bobbie Hale

Seconded: Karen Seeley

Reports:

Newsletter / Survey Committee - Nothing

Welcome Committee – New Neighbors are individually welcomed by Bobbie Hale and given information about the area and the Property Owner's Association.

Violations Report – Property Shop is following our Covenants as ordered by Judge Taylor.

Board approval for setting a variance for maintenance requiring hiring a contractor. Home owners will get an extra 60 days for needed maintenance of fascia and fence repair.

Yays 7 Nays 0

So moved to adopt: David Dalton

Seconded: Bobbie Hale

Mailing cost for first warnings were around \$150.00 certified mail.

Treasurer's Report : Assets as of April 30, 2018 \$106,994.70

39 Delinquent accounts/3 liens \$11,420.74

Complete Financial Report will be on the Agenda which will be posted to our website.

Website Report – Sponsor this year is Joe Frady, Realtor for ReMax. Call him at 251-978-3339.

Whitney and Erik had their first lesson last week in becoming our webmaster for our website.

Pond Report -- Hampton Pond lowered the dam so we could get the water down in hickory pond. Land is flat so water does not run off properly. We have a geologist working with us. HS Pond has been cleaned out and beaver pond was removed. Hickory Pond we are still looking for solutions. Costs were prohibitive to the tune of approximately \$70,000 because of the 15,000 yds. of soil movement. We continue to work with Leslie Gahagan and Chad Christianson.

Payments of \$800 for excavation work on common area NE for drainage and \$175 for joint Hampton Pond maintenance.

Storm Water drainage issues regarding fences. Please give waterways that run through your property 4 inches of clearance at ground level to minimize impeding the flow.

Next meeting August 16th same time same place.

Adjournment

So moved to adopt: David Dalton

Seconded: Karen Seeley

Yah __7__ Nay _0__

Meeting Adjourned.

Respectfully submitted,

/s/ David Dalton

David Dalton

Secretary/Treasurer

Ashford Park POA

Balance Sheet
As of 04/30/18

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ASSETS

SmartStreet Operating	\$ 49,340.75	
SmartStreet Reserve	26,214.71	
Smart Street Storm Water Repai	20,018.50	
Accounts Receivable	7,739.96	
Accounts Receivable Other	3,680.78	
TOTAL ASSETS		\$ 106,994.70

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Owner Assessments	\$ 838.75	
Accounts Payable	775.00	
Subtotal Current Liab.		\$ 1,613.75
RESERVES:		
Subtotal Reserves		\$.00
EQUITY:		
Retained Earnings	\$ 54,777.84	
Current Year Net Income/(Loss)	50,603.11	
Subtotal Equity		\$ 105,380.95
TOTAL LIABILITIES & EQUITY		\$ 106,994.70