

Ashford Park Property Owners Quarterly Meeting

August 15, 2019 Foley Public Library 5:30 PM

Pledge of Allegiance

Roll Call: Present: Jerry Delmont, Carol Zambrano, Ralph Lewandowski, JoAnne Fisher, Teri Mellies.

Special Guests: Attorney Asa Baugher, Leslie Gahagan, Foley Environmentalist, Mike Doran, Hydrogeologist.

1. Welcome Committee Report (Teri Mellies) Six new homeowners have been welcomed since the May 30th meeting. In attendance tonight was Becky who purchased a home on West Ashford.
2. Architecture Report: (Ralph Lewandowski) Since the last meeting we have continued to work on plans for the Hickory Pond long term maintenance program. In terms of violations, five courtesy notices were sent to homeowners for violations of the covenants. All issues were corrected and there were not any assessment letters sent.
3. Financial Report: (JoAnne Fisher) JoAnne provided a handout to homeowners which showed a graph of categories of expenditures from January through the beginning of August. In addition, on the back of the graph, registers were provided for the months of February-July. There is a total for the general account and the pond account as well as a total of assets. January and August were not included; we hope to have those on the website in the future, but it does affect numbers in attempting to balance.
4. Annual Meeting Information: (Carol Zambrano) After viewing several venues, the annual meeting on Tuesday January 7 will be at the Senior Center in Foley. Although we liked Graham Creek, the driving distance was a factor in the decision making. It will cost \$75.00, refundable deposit, if no damages are done. The rent for the night is \$100.00. There should be enough parking and the center will have tables and chairs, a speaker system and microphones. We hope to offer small refreshments.
5. Website information (Teri Mellies) A PowerPoint presentation showed pictures of a few pages of the website, including where to find the covenants, meeting minutes, and proxy form. In addition, the page which shows the CONTACT US was shown so everyone will know how to contact the Board.
6. Jerry Delmont and Teri Mellies met with Miriam Boutwell and Ralph Helmich from the city of Foley. The initial purpose was to discuss if the city had ideas or plans on how to deal with Airbnb short term rentals (and the other 18 sites) This is an issue which could affect our neighborhood and we should be prepared for it in the near future. The city has not set up a plan. However, they are developing an ordinance to deal with improper "parking" throughout the city. Parking on lawns, and sidewalks are just two examples of situations that the city hopes to eliminate. This should help Ashford Park too.

As for any AirBnB situations, it will take all the homeowners to be aware and speak up.

7. Soliciting (Teri Mellies) There have been emails with concerns about soliciting. Some homeowners seem more concerned than others. However, for people living alone, this could be a safety issue. Ideas anyone?
8. Dues for 2020: (Jerry Delmont) The past several years, the \$50 from each dues was not put into an account for the pond as was planned. Next year, the dues will go up to \$200.00. Fifty dollars of each should go into the pond fund. We hope the next Board will continue showing financial information as we are doing. City Parking Ordinance: The city is looking at setting a number of

designated spots per home for parking. For instance, if your drive will hold four vehicles and you have seven, you need to have a plan for those extra vehicles. Blocking sidewalks and pulling up on the curb will not be an option.

9. Introduction of Leslie Gahagan: Graduated from the University of South Alabama, worked for the Alabama Department of Environment, current President of the Alabama Soil and Water Conservation and heads the Wolf Bay Watershed Association. Her knowledge of stormwater systems is valuable.

- Leslie was here in Foley when Ashford Park was being built. She frequently wrote up the builders for violations during that time.
- Now she sees her role to support homeowners in having healthy stormwater systems and to understand the process.
- Leslie is working with the Mobile National Estuary. This organization received monies from the BP disaster for the purpose of “educating homeowners about the stormwater systems around them”
- In addition, a new responsibility for Leslie is researching the varieties of mosquitoes in our area.
- Leslie showed a 5-minute video which showed the very basics of stormwater systems.
- A major point of the video was *“Once an area is signed over to a group of property owners from the builders and developers, the homeowners become responsible for the stormwater system in that area”*
- Leslie was very clear that our Hickory pond has some issues; in-fall lower than outfall, water puddles, the type of soil, etc.
- She discussed the use of meadow grass in some areas; It is NOT weeds. It is native wildflowers, no taller than four feet. Why would you want that? Your drainage areas take overflow for a day or two until it dissipates. They are mowed from February until late October. That is a lot of money. It is an area that is not used by anyone. Wildflowers attract bees, hummingbirds, butterflies; Snakes? Snakes are in Alabama and you cannot get rid of them entirely. But this ecosystem takes away a food source that they like. It is something other areas are trying. It is only mowed a maximum of 3 times a year---dormant probably November to February.
- The city has been in discussions with Tim Russell, who owns the property near Hickory Pond. There may be some options soon for creating better water flow paths.

10 Attorney Asa Baugher spoke on the proposed new bylaws

- The new proposed bylaws are posted on the website for homeowners to view and email comments to the Board. There were a few handouts available at the meeting.
- Mr. Baugher emphasized an area in which these bylaws differ from the past and why. He said in the past in Ashford Park, attempts have been made to change the covenants and that was struck down in the courts. Then there were attempts to change the covenants by “changing the bylaws”. We have been warned by judges NOT to try to supersede the covenants.
- Thus, there is not a page of fines for different violations. The architectural committee can follow a process to enforce only what is specifically listed in the covenants. An assessment can be placed for violating covenants.

11.Mr. Baugher addressed another change in the new bylaws.

- Proxies must now be notarized, to ensure that all proxies are handled correctly. This assures that the person signing the proxy is legitimate; there is no way that a Board or committee can guarantee that signatures are accurate, including for individuals who send theirs.
- If proxies are not handled correctly, the vote can be questioned, and election results can be contested. This could be a costly event for an HOA>
- The form given out (see handout) is the basic individual form and it is also on the website.
- There are three other types of proxies for special situations including power of attorney and corporate situations. If anyone needs a special type contact the HOA
- A proxy form will be in the information packet that will be sent with the yearly invoice and information regarding the annual meeting.

11.Mike Doran (Hydrogeologist) spoke regarding stormwater maintenance and the role of each homeowner.

- Every community member should understand our stormwater system.
- It can become the costliest item of homeowners if not done correctly.
- What can homeowners do?
- DON" T allow lawn clippings to be blown into the street----
- When it builds up and it will, it can block storm drains. You can have water in your street, then in your lawn and then in your house. It happens to people who don't own the issue.
- Get the best information you can and don't go cheap on this project.
- You must have a qualified engineer, have up to date topographic information
- The engineer must be there for the oversight; don't cut corners.
- Also, watch for erosion of blacktop on your streets. The city will repair but in between see if you can use it to fill in holes in your yard. We don't need it in the drains.

Miscellaneous

Questions were asked and answered over infrastructure.

Concerns over speeding on Park, and through the neighborhood. Many trailers hauling equipment moving very fast. Work together to see if we can improve.

We need volunteers on our committees.

Refreshments (cookies and water) were provided at no cost to homeowners.

Twenty people attended the meeting

Meeting adjourned 7:04

Current Balance in General Account

\$33,000

Thirty-three thousand

Pond Account

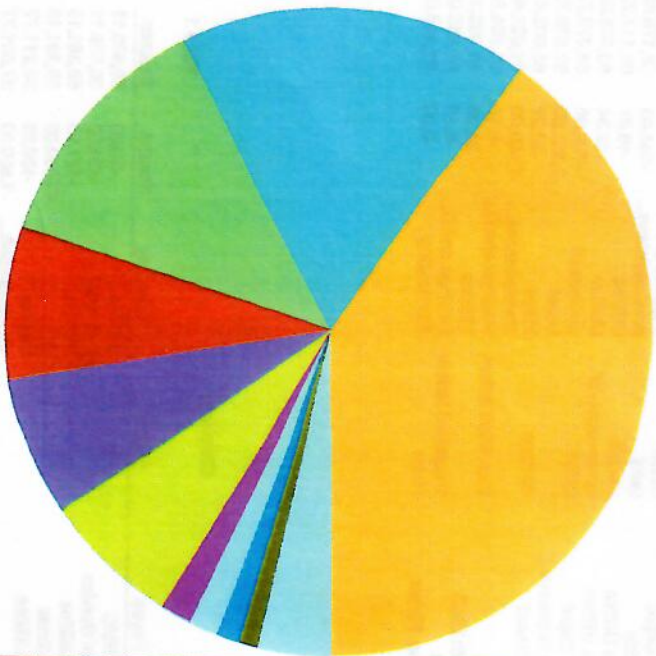
\$40,000

Total Assets

\$73,000

Spending Graph to Aug

1/8/2019 through 8/14/2019



Category	Amount	Percentage
POND FUND	\$20,000.00	40.12%
Legal	\$8,720.68	17.49%
Maintenance & Lawn	\$6,050.00	12.14%
Beautification Project	\$3,772.00	7.57%
Insurance (Business)	\$3,561.00	7.14%
pond maintenance	\$3,400.00	6.82%
Utilities	\$773.31	1.55%
Equipment	\$726.66	1.46%
Entrance Beautification	\$570.68	1.14%
AUDIT: Audit 2018	\$450.00	0.90%
Other	\$1,824.61	3.66%
Total	\$49,848.94	

Checking

Checking 8/13/19	Date	Num	Payee	Category	Amount	Balance
	3/1/19	1008	Riviera Utilities	Beautification ...	-374.00	74,582.29
	3/4/19	1009	Ralph L (VOID)	Beautification ...	-53.00	74,529.29
	3/11/19	1010	Baldwin EMC	Beautification ...	-225.00	74,304.29
	3/14/19	Debit	Amazon	Entrance Beau...	-238.92	74,065.37
	3/14/19	Debit	Amazon	REFUND/DEBIT	-159.99	73,905.38
	3/14/19	1011	Sutley Attorneys	Legal	-946.42	73,058.96
	3/18/19	Debit	Amazon	Entrance Beau...	-300.00	72,758.96
	3/25/19	1013	Jerry Delmont	Reimbursement	0.00	72,758.96
	3/25/19	1015	Friths	Maintenance&...	-60.18	72,698.78
	3/29/19	1012	Ralph Lewandowsk	Legal	-1,100.00	71,598.78
	3/29/19	1014	Hampton Park	Reimburseme...	-1,263.00	70,335.78
	3/31/19	Debit	Wix	25 % of pond	-53.00	70,282.78
				debit	-175.00	70,107.78
				website	-111.00	69,996.78

Checking

Checking 8/13/19	Date	Num	Payee	Category	Amount	Balance
	5/1/19	Debit	Office Depot	Supplies (Busi...	-24.00	65,520.69
	5/6/19	Debit	Aquacide	pond maintena...	-344.00	65,176.69
	5/7/19	1028	Riviera Utilities	Utilities	-58.87	65,117.72
	5/7/19	1029	Riviera Utilities	Utilities	-36.34	65,078.38
	5/13/19	Debit	Office Depot	Equipment	-704.66	64,373.72
	5/13/19	1032	Sutley Attorneys	Legal	-1,335.00	63,038.72
	5/15/19	1033	Jerry Brant	Flags	-36.27	63,002.45
	5/18/19	1034	Friths	Maintenance&...	-1,100.00	61,902.45
	5/20/19	1035	USPS	Postage and D...	-8.10	61,894.35
	5/28/19	1035	Baldwin EMC	Utilities	-31.23	61,863.12
	5/29/19	DE...	USPS	Postage and D...	-8.10	61,855.02
	5/31/19	1036	JoAnne Fisher	PO Box/Key	-9.00	61,846.02

Checking

Checking 8/13/19	Date	Num	Payee	Category	Amount	Balance
	2/1/19	100...	Wix	website	-20.00	75,088.11
	2/4/19	Debit	Office Depot	Supplies (Busi...	-169.00	74,917.11
	2/5/19	DE...	GO DADDY (DEBIT)	website	-15.17	74,901.94
	2/6/19	1005	Ebert Insurance	Insurance (Bu...	-417.00	74,484.94
	2/8/19	1006	Ebert Insurance	Insurance (Bu...	-2,324.00	72,160.94
	2/10/19	1007	Ebert Insurance	Insurance (Bu...	-820.00	71,340.94
	2/12/19	Debit	Office Depot (DEBIT)	computer	-169.34	71,171.60
	2/20/19	Debit	Office Depot	Computer prog...	-104.49	71,067.11
	2/27/19	Debit	Office Depot (DEBIT)...	computer	-131.99	70,935.12

Checking

Checking 8/13/19	Date	Num	Payee	Category	Amount	Balance
	4/2/19	1017	Ann Vautrin	AUDIT: Audit 2...	-450.00	70,376.78
	4/4/19	1018	Abbott Landscaping L...	Beautification ...	-3,120.00	67,256.78
	4/5/19	1019	Riviera Utilities	Utilities	-38.55	67,218.23
	4/5/19	1020	Riviera Utilities	Utilities	-57.55	67,160.68
	4/5/19	1021	Sutley Attorneys	Legal	-846.00	66,314.68
	4/7/19	Debit	Amazon	Entrance Beau...	-31.76	66,282.92
	4/15/19	1022	Sutley Attorneys	Legal	-762.00	65,520.92
	4/15/19	1023	USPS	Postage and D...	-55.00	65,465.92
	4/19/19	Debit	Office Depot	Office Expens...	-69.45	65,400.47
	4/23/19	1024	Grant, Sanders, Taylo...	Tax 2018	-400.00	65,207.47
	4/23/19	1025	Baldwin EMC	Utilities	-32.78	65,174.69
	4/23/19	1026	Hampton Park	pond maintena...	-175.00	64,999.69
	4/26/19	1027	Friths	Maintenance&...	-1,100.00	63,899.69

Checking

Checking 8/13/19	Date	Num	Payee	Category	Amount	Balance
	7/2/19	1043	Baldwin EMC	Utilities	-30.00	59,893.11
	7/2/19	1044	US Postal Service	P O Box	-134.00	59,559.11
	7/8/19	1046	Riviera Utilities	Utilities	-177.86	59,381.15
	7/9/19	1045	Edward Jones	CD	-20,000.00	39,381.15
	7/10/19	1047	Riviera Utilities	Utilities	-169.38	39,211.77
	7/21/19	1048	Friths	Maintenance&...	-1,650.00	37,561.77
	7/25/19	1049	St AL Dept Revenue	Penalty/2017 L...	-50.00	37,511.77
	7/25/19	1050	EMC	Utilities	-30.00	37,481.77
	7/25/19	1051	Sutley Attorneys	Legal	-820.00	36,661.77

Checking

Checking 8/13/19	Date	Num	Payee	Category	Amount	Balance
	6/6/19	Debit	Office Depot	Supplies (Busi...	-59.11	62,571.93
	6/9/19	1037	Teri Mellies	Reimbursement	-23.92	62,548.01
	6/12/19	1038	Grant, Sanders, Taylo...	Tax 2017	-400.00	62,148.01
	6/13/19	1039	Jerry Delmont	Reimbursement	-17.56	62,130.45
	6/13/19	1040	Sutley Attorneys	Legal	-1,660.00	60,450.45
	6/19/19	Debit	Hobby-Lobby	Welcome Corn.	-27.14	60,423.31
	6/19/19	Debit	USPS	certified letters	-5.20	60,418.11
	6/22/19	1041	Friths	Maintenance&...	-1,100.00	59,318.11
	6/23/19	1042	VOID	Ed Jones	0.00	59,318.11

Checking

Checking
8/27/19

Date	Num	Payee	Memo	Category	Amount	Balance
1/8/19	DEP		start		76,119.33	76,119.33
1/8/19	1001	Karen Seeley		Paper supplies	-89.00	76,030.33
1/8/19	1002	CHAMPION		Security	-50.00	75,980.33
1/8/19	1003	Boone		Advertising (B...	-111.38	75,868.95
1/16/19	1004	Sutley Attorneys		Legal	-762.84	75,106.11