

Ashwood Lakes HOA Inc.

Board of Directors Meeting
October 17th 2016 at 6:00pm
Grace Fellowship Church
3420 Murrell Blvd Classroom #3

Meeting Minutes

Call to Order: President Bernie Fischer called the meeting to order at 6:05pm.

Members Present: Bernie Fischer, Chuck Cihal, Michelle Robin, Michele Pennington, Stacey Gamella, Lynn Hudson, Rebecca Grant and Leigh Parnell. Absent was Arvedra Simmons. With 8 directors present a quorum was established. Also present was Ryan Marrs representing SCPM.

Proof of meeting Notice: Meeting notice was posted throughout the community, on Facebook as well as emailed to all owners in advance of the meeting to meet all posting requirements.

Approval of September 2016 Minutes: September minutes were still under revision, approval was tabled until the next meeting.

Reports of Officers and Committees:

- a. **Financial Report:** Ryan reported that through the end of August 2016 the association had \$27k in the operating account, \$20k in a Chase CD, \$17k in the joint rec operating account and \$5k in the rec pool key account, \$15k in the reserve account and \$16k in the joint rec reserve account. Accounts receivables were at \$8k for a total of \$111k in total assets. It was noted that since the end of August, the association was paid on the most delinquent account which has reduced the accounts receivables from \$8k down to \$4k.
- b. **JRC:** Bernie reported that the pool was closed for a few days following the Hurricane so that the pool chemistry could be addressed to avoid any future pool closings. Pool has since been reopened. Due to pool overflow drainage issues, a French drain may be needed; Vee will be the lead as needed.
- c. **ARC:** It was noted Michelle Robin would resume the ARC Chair. To help make the job of the ARC Committee easier it was decided the file cabinet containing the ARC files would be moved from storage to Michelle's garage where she will assume all responsibility for these association records. One application was approved for a tree removal and replacement and one application was approved for a fence.

Unfinished Business: N/A

New Business:

- a. Schedule 2017 Budget Meeting:** Scheduled for November 21st 2016 at 6:00pm. Owners will be mailed a notice with a copy of the proposed budget. Members were asked to review the current financials and identify any areas where an increase to the annual assessment may be necessary.
- b. Obtain Credit Card for Association Expenses:** SCPM will obtain a credit card through the association's bank account to be used for association's expenditures so that purchases/invoices aren't being paid and reimbursed through individual homeowners. As treasurer, Lynne will be the keeper of the association credit card.
- c. Facebook Request:** A request from a non-owner was denied. Members of the Facebook group will continue to be required to be Ashwood property owners.
- d. Due Process Committee/Covenant Enforcement Process:** Ryan noted that compliance drives were being conducted monthly as previously agreed upon by the board. Discussion took place on the role of the ARC Committee in relation to covenant enforcement based on the legal opinion of Attorney Karen Wonsetler. Ryan will send an example of a covenant enforcement flow chart for the board's review and implementation. Ryan ensured all owners have the opportunity to seek due process prior to any legal action from the attorney; furthermore, such action would only be taken upon majority vote of the board. Solicitation for due process committee members will be put in the next newsletter.

Adjournment: With no other business, Bernie motioned to adjourn. Lynne seconded and the meeting ended at 8:13pm.

Respectfully Submitted