

**ASHWOOD HOMEOWNERS ASSOCIATION**  
**Minutes from Board Meeting**  
**April 8, 2010**

**ROLL CALL**

The meeting, held at 2883 Royal Bluff, was called to order by Carol Woolsey, Vice President, at 6:38 PM.

Directors present were Robin Moore, Carol Woolsey, Lisa Kuosmanen and Cora Bauer. Absent was Laura Braden.

Guests Cathie Herman (Architectural Control Committee chair) and Josh Elzy (Architectural Control Committee member) were also present.

**REVIEW/APPROVAL OF MINUTES**

The minutes from the Ashwood HOA Board meeting on January 7, 2010 were approved with no changes.

**TREASURER'S REPORT**

The association currently has a balance of \$4,256.62. Dues notices were distributed; they are due May 1, 2010. Robin has collected dues from 22 households, for a total of \$3,300. Robin brought the bank statements for the Board's review. The statements were given to acting President Carol Woolsey. Robin filed the Ashwood tax return. Our insurance liability policy carries a \$100,000 limit for officers; business liability is \$1 million.

**COMMITTEE REPORTS**

Architectural Control Committee

- It's been a busy month. There were 3 situations – 2 roofs and 1 paint job that did not submit applications for approval. Cathie handled all with the committee. With one resident, a faded roof was replaced with a roof that was the same color. The second situation involved residents that painted their front door and shutters without approval. Ultimately the door/shutter color did get approved. On Ashwood Place a roof was ¾ completed before considered for approval. It did not get approved (declined 4 to 1); it is a brown roof on a blue house. Cathie read a letter that was sent to the resident that included notice of the non-approval and potential remedies, plus a copy of the articles from our covenant/by-laws. The resident replied that he will paint his house and follow the proper protocol for approval.
- Cathie will recruit a new member for the ACC since Carol moved into the position of acting President.

Social Committee

- We will plan a neighborhood BBQ in conjunction with the annual meeting. Target date is Saturday, June 26<sup>th</sup>. The meeting will begin at 4 PM, with the BBQ to follow. The HOA will provide grilling meats, water, condiments, cutlery, and buns. Ashwood residents will be asked to bring apps/sides and Royal Bluff residents will be asked to bring desserts. Location will be the lower Royal Bluff cul-de-sac. It will be BYOB for residents. Cora will do an Evite and Carol will

post on the sign board. Lisa K. will assemble gift bags and try to source some raffle prizes/coupon give-aways. Cora will look into purchasing a corn hole toss.

- Cora is distributing welcome baskets to new residents as they move in.
- A yard sale date has been set – May 15, 2010. Lisa K. will create a flier and Cora will distribute. Robin will place an ad in the AJC. It will start at 8 AM.

### Neighborhood Watch

- We have had some incidents – some car break-ins and a door was broken down on Ashwood in the middle of the night.
- It is a good idea to put your alarm on instant, so if there is a violation the alarm will immediately sound.
- Lisa K. will handle until the annual meeting. At that point we will recruit new members.
- If you see suspicious activity, call the police at 911.

### Property Maintenance

- Carol is the contact person for now.
- Tate gave Matt an increase from \$225 to \$250 per month. It should have been voted on by the Board. Carol will continue to work with Matt as we move forward and will source a copy of the contract. This monthly fee goes to grass mowing and general maintenance.
- Usually this time of year they plant flowers. The Board voted to approve planting of the flowers for this spring. Cost is \$120.
- Carol has the bulbs for the front entrance. Cathie will replace them when necessary.
- Many mailboxes are getting rusty. Cathie will coordinate someone to help paint them and she can work with residents at the annual meeting to sign up.

### Website – [www.Ashwood30030.org](http://www.Ashwood30030.org)

- Lisa K. will update the website with the following additions:
  - Architectural Control Committee – we will take Carol off and Cathie will recruit a new member
  - Post info about BBQ/annual meeting and yard sale
  - We will remove Tate from the Board listing
  - We will post minutes from January 7, 2010

### Newsletter

- We will ask Susan Noll to send out an updated newsletter after the annual meeting.
- If you have content, send it to Susan at [newsletter@ashwood30030.org](mailto:newsletter@ashwood30030.org) or [snoll52@att.net](mailto:snoll52@att.net)

### Old Business

- Cora will work on updating the neighborhood directory. Cora will pass around a sign-in sheet at the annual meeting to collect updated information.
- We will table this for now. Covenants – potential changes:
  - Parking policy – limits on street parking (residents and guests)
  - Addressing the number of homes in the neighborhood that can be rented. It was confirmed that there are 5 rental houses in the neighborhood. The threshold is 13 homes. We discussed changing the % to 15% (8 homes).

### New Business

- Tate Painter resigned as President on April 5, 2010 via e-mail. Carol Woolsey, Ashwood Vice President, presided over the meeting and will assume the duties of acting President through the annual meeting.
- Board terms for Cora and Lisa K. are expiring June 2010. Robin, Carol and Laura are on the Board until 2011. We will recruit new Board members at the annual meeting.
- Carol asked Josh to ask Laura if she will consider re-joining the Board e-mail list.
- In the past, Robin has called realtors for Royal Bluff, and Tate or Lisa Goldman called for Ashwood. Robin will handle all. The purpose of the call is to inform the realtors that this is a coveted neighborhood and to provide the Ashwood HOA website/Robin's number.

Thank you for hosting us, Carol!

The meeting was adjourned at 7:52 PM.

### **NEXT MEETING**

The next meeting will be the annual meeting held at 4:00 PM on Saturday, June 26, 2010 in the lower Royal Bluff cul-de-sac.

Minutes prepared by Lisa Kuosmanen