

**ASHWOOD HOMEOWNERS ASSOCIATION**  
**Minutes from Annual Meeting**  
**June 26, 2010**

**WELCOME AND INTRODUCTIONS**

The meeting, held in the lower Royal Bluff Cul de Sac was called to order by Carol Woolsey, acting President, at 5:30 PM.

Residents introduced themselves. A total of 13 households were represented, which satisfied the minimum needed for a quorum (20%).

**REVIEW/APPROVAL OF MINUTES**

Carol Woolsey reviewed the minutes from the April 8, 2010 Board meeting with the group. The minutes were approved with no changes.

**TREASURER'S REPORT**

- Robin Moore reported that the association currently has a balance of \$10,751.21.
- We are changing banks to Decatur Bank from Bank of America.
- One home has not paid 2010 dues (2847 Royal Bluff), which is going into foreclosure.
- In general, HOA funds are spent on landscaping, bank fees, annual registration fee, lighting, ad for neighborhood yard sale and yard of the month prizes.

**COMMITTEE REPORTS**

Architectural Control Committee

- Cathie Herman provided the report for the Architectural Control Committee.
- Cathie passed around a What/How/Who about ACC and key points she created from the covenants.
- Cathie reviewed the covenants again to highlight key points. Projects must be pre-approved (the ACC has a month to turn it around – usually it only takes 2 weeks). There are 5 members that pass the info around for approval or rejection. Very few projects don't get approved. Some do not get approved prior to the work being done. Punishments include fines or liens on homes. It is everyone's responsibility to keep track of changes and approvals. If someone approached Cathie about concerns, Cathie will follow-up. She has no handling issues, but encourages us to all help.
- People are starting to do unique projects, so the committee needs to make sure they are addressing everything to develop consistency/guidelines. Before it was about colors (homes and roofs), now it's become more complex. If anyone has ideas about developing questions, contact Cathie.
- We do yard of the month! The prize is a \$25 gift certificate. Prizes are awarded 4 X a year. This month Susan Acan on Ashwood Place won. The idea behind Yard of the Month is to encourage people to care for their yards.

Community Enrichment

- Cora Bauer provided the report for the Community Enrichment Committee.
- A group meets at the Corner Pub to play trivia on Wednesday nights. Everyone is welcome!
- The annual BBQ is our big event of the year.
- There's been talk about starting a book club/walking club/etc., but they never got off the ground. If you are interested, please follow-up with Cora. Research shows that when there are events/social activities, it positively influences HOAs.
- The committee also produces welcome baskets.
- The committee welcomes new members.

### Neighborhood Watch

- Lisa Kuosmanen provided the report for the Neighborhood Watch Committee.
- We have not had any major incidents lately. When issues do come up, we contact our DeKalb Police contact Ms. Hightower and so she can provide follow-up info as necessary.
- Chris Palazzola was nominated (and it was seconded) to serve as the Ashwood Neighborhood contact. It passed and he will now serve as Neighborhood Watch Captain for Ashwood Place! Thanks, Chris!
- The Board will identify a captain for Royal Bluff at their next meeting.
- Residents are advised to make sure their homes/cars are locked. If you see suspicious activity, call 911.

### Property Maintenance

- Carol Woolsey provided the report for the Property Maintenance Committee.
- The entrance area is regularly maintained. Two light fixtures were stolen and repairs were made. Cathie replaced them – thanks!
- Asbell landscaping does a great job! He did receive a \$25 pay raise on December 1, 2009 to go from \$225/month to \$250/month.
- The sprinkler system is functioning as it is supposed to.

### **NEWSLETTER**

- Susan Noll produces the newsletter. It is distributed via e-mail and then archived on the website ([www.Ashwood30030.org](http://www.Ashwood30030.org)).
- If you have information for the newsletter, please send it to [newsletter@ashwood30030.org](mailto:newsletter@ashwood30030.org).

### **REVIEW OF ASSOCIATION BYLAWS**

- Robin Moore provided an overview of the association's covenants/by-laws. The covenants mandate how the association/neighborhood operates and what we can/can't do including how we conduct meetings, proxies, quorums, etc. Robin has an info sheet that she passed around.

### **WEB SITE**

- Lisa Kuosmanen provided the report on the website – which is [www.Ashwood30030.org](http://www.Ashwood30030.org).
- The website has been updated to this point, and will be updated again after the annual meeting.
- The website address is on the sign board at the entrance to the neighborhood.
- Christina Whitehead created a Facebook group for the Ashwood HOA. Search for Ashwood HOA to join!

### **SIGN BOARD**

- Carol Woolsey currently maintains the sign board at the entrance to the neighborhood.
- If anyone has ideas for messages, contact Carol.

### **NEW BUSINESS – Carol Woolsey, acting President**

#### Election of Board Members

- The association needs new board members to fill slots that have been/will be vacated.
- The board meets four times a year to manage/discuss neighborhood happenings, activities and issues.
- Current Board members include Robin (term is 2008 – 2011), Carol (term is 2008 – 2011) and Laura (term is 2009 – 2011 - she replaced a spot vacated by Christina Whitehead).
- Expiring Board terms are Lisa (term was 2007 – 2010) and Cora (term was 2008 – 2010 – she replaced a vacated spot).
- Cora was nominated (it was also seconded) for a Board position and it was approved!
- Michelle Borden was nominated (it was also seconded) for a Board position and it was approved!
- Welcome to new Board member Michelle and continuing Board member Cora!
- Residents decided that the Board will consist of 5 members (it has to be an odd number between 3 and 9 members)

- The new Board must meet within 30 days.

#### Comments/Issues

- Cora had a question about above ground pools – are they allowed. The rule against them applies to permanent pools that require a filter.
- Hot tubs are permitted – there are no policies against them in the covenants.
- Crystal Barnwell had a question about replacing mailboxes and posts. She could not find similar mailbox designs. Cathie noted that it is available at ACE Hardware on Scott Blvd. The Board will follow-up with more information about mailbox replacement and maintenance.
- It was suggested that we hold next year's BBQ in May or September to avoid the really hot months. Stay tuned!
- Cora brought up the issue of the fence around the retention pond. Maybe we can put up a walking path around the top? Cathie mentioned it had come up before and there were a couple of issues – the cost of insurance and the fact that only Ashwood residents would be allowed to access it. We could potentially use a key punch lock on a post. The Board will follow-up with the issue at its next meeting.
- Make sure your name is on the sign-in list and the updated directory list. Maybe next year we can add a slip in the dues to collect updated resident information?

The meeting was adjourned at 6:10 PM.

#### **NEXT MEETING**

The next Board meeting will be held at 6:00 PM on Thursday, July 22<sup>nd</sup> at the home of Carol Woolsey (2883 Royal Bluff).

Minutes prepared by Lisa Kuosmanen