

**Ashwood Homeowners Association
Board Meeting Minutes
09/07/23**

Call to Order

The quarterly meeting of the Ashwood Homeowners Association Board was called to order at 6:36pm.

Attendees

Board of Directors: Richard Piercy (President), Matt Cassidy (Vice President), Robin Moore (Treasurer), Wrenn Johnston (Secretary), Sharen Trepovich and Sinead Younge, (via phone). Additional residents: Carol Woolsey, Christina Cassidy and Mary Piercy

Old Business

Treasurer Report: Presented by Robin Moore showed a balance of \$18,834.62 as of 09/07/23.

Architectural Control Committee Report: Nothing to report.

Landscaping Report: Discussed landscaping scope including new fence and lighting. Project is on hold until Covenants have been reviewed. See new business.

Welcome Committee Report: No new homeowners this quarter

New Business

- Richard presented the Ashwood HOA Proposed Covenant Violation Assessment Schedule, (ACVAS) and it was approved. It will be introduced at the Annual Meeting and a letter will be sent to all HOA members thereafter. Board voted to approve.
- Richard presented the AHOA Property Lease Form. It will be introduced at the Annual Meeting and a letter will be sent to all HOA members thereafter. Board voted to approve.
- The owner of 2858 Royal Bluff has hired a new property manager and the Board is in contact regarding the condition of the property. The previous tenants have been evicted and improvements to home should be completed by the new deadline. If repairs are not made by deadline, Richard will file a lien against the house.
- Discussed what is and is not a sign. Issue was tabled.
- Matt introduced a need to have the Covenants reviewed and possibly amended to reflect new Georgia state laws. He will find a lawyer to perform this service.

Voting

- Vote to approve previous meetings minutes passed with unanimous vote.
- Vote to approve the "AHOA Property Lease Request Form" passed with unanimous vote.

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- Vote to approve the “Ashwood HOA Covenant Violation Assessment Schedule” with the following changes approved with an unanimous vote:

Violation 2. *Failure to furnish lease prior to execution.*

1. 1st time violation and lease matches Covenant requirements: written warning.
2. 1st time violation and lease needs to be amended to match Covenant requirements: written warning to correct within 30 days. \$100 assessment thereafter until corrected.
3. 2nd violation and thereafter, \$100 assessment until lease is corrected.

Violation 6. *Failing to maintain the dwelling. Added “and landscaping in accordance with Covenants and Community Standards”*

Next Meeting

HOA Annual Meeting in October (date to be finalized soon)

Adjourn

The meeting of the Board of Directors for the Ashwood Homeowners Association was called to adjourn at 8:05 pm with a unanimous vote.