

Ashcombe Farms Dover HOA
Executive Board Meeting Minutes
Tuesday December 9, 2008 7:00 PM

General session:

1. The meeting was called to order at 7:04. Present: Mike Feldblum, Judy Jackson, Mel James, Kelly Mefford, and Andy Shaffer. Guest: Peg Olson.
2. Motion to approve Secretary's report from October 14, 2008 by Kelly Mefford. Andy Shaffer seconded. Motion carried.
3. There was no register report from the bookkeeper. Andy Shaffer, HOA treasurer, discussed the Special Assessment collection results. Only three people are not making payments and all three have been sent letters which stated legal collection process in the court will be turned over to the attorney on December 15, 2008 if no payments have been made and if no payment plan is given to the Board. The names of these individual lot owners are confidential and not to be shared.
4. Old business
 - a. Discussion was held regarding the status and repair of the walking trail. Josh Deeble will be working from a job list prepared by Ken Hoffman, Chairman of the HOA Town Home Committee, for repair of the walking trail and other areas needing repair on the common grounds of the HOA.
 - b. Mel James reports that the three signs for the entrances to the HOA should be delivered before the end of the year and will be installed in early January. They will be installed in cement footers.
5. New business
 - a. Larry Rower sent a report to Mike on the web site usage. It has been viewed quite a bit. Larry continues to work toward improving it. From discussion in the neighborhood, it has been seen in a positive light. In addition, Larry feels that the monetary savings from not having to mail certain documents to all lot owners, such as the newsletter, will more than pay for the website. Currently there are 38 email addresses receiving notification of updates to the web site.
 - b. Discussion was held regarding the newsletter and the recommendation (for more newsletters) from the Management Company Committee. The Board feels that four times a year is sufficient. By general consensus, it was decided to continue the newsletter publication on a quarterly basis. Peg Olson suggested we include a spot in the newsletter to announce new neighbors and where they live. Mike will get this information from Gina Rohler, bookkeeper, for the past few months for the January newsletter. Mike would also like to include a section in the newsletter called Community Spotlight, which will feature residents who have had some sort of major accomplishment in their lives. Andy Shaffer presented a form to show advertising sizes and costs. Discussion and suggestions were made. Andy will make these changes and then send it to Judy Jackson. Each Board member is encouraged to try and solicit

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some ads from folks we are in contact with. There was discussion regarding local places to contact. This should be done as soon as possible.

- c. Discussion was held regarding a Community Support Committee. Mike Feldblum, with the assistance of Kelly Mefford and Larry Rower, has been researching such a committee in other HOA's. Mike handed out some information to the Board. This same information will be sent to the entire Board for comments. All comments should be replied to the entire board via email. Judy Jackson moved that Kelly and Mike take this information and create a formal proposal to the Board for this committee at the February Executive Board meeting. Andy Shaffer seconded. Motion carried.

Guest comment: Peg Olson wanted to know if lot owners were permitted to rent their homes. This is allowed according to the HOA By-laws and Regulations.

Date and place for the next HOA board meeting - Tuesday February 10, 2009, 7:00 at Mike Feldblum's home.

Kelly Mefford moved the meeting be adjourned at 8:37. Mel James seconded. Motion carried.

Respectfully submitted,

Judy Jackson, Secretary