

Ashcombe Farms Dover HOA
Executive Board Meeting Minutes
Wednesday, March 12 - 7:00 PM

General session:

1. The meeting was called to order at 7:00. Present: Rich Farr, Karen Hetrick, Judy Jackson, and Mike Swank. Absent: Dennis Bowman, Scott Fiske. No guests were present.
2. Karen Hetrick moved to accept the Secretary's report from the last meeting. Mike Swank seconded. Motion carried.
3. The Treasurer's Report was emailed to the Board a week prior to the meeting. Karen Hetrick moved to accept the Treasurer's report. Mike Swank seconded. Motion carried.
4. Old business
 - a. We discussed the development of Executive Board policy for approval of changes for Town Home lots so that there will always be a "consistency of appearance," as is the norm for Planned Urban Developments such as our HOA. Judy Jackson moved to table further discussion until the next Board meeting since there will be two new Board members. Karen Hetrick seconded. Motion carried.
 - b. The Board discussed the need for several articles in the next Newsletter. Articles will be emailed to Rich after this meeting – articles to include information from Members First, Board election, summary regarding extra-large snowfall and what is involved in snow cleanup, Garage sale dates, Board election, dog poop, mold and mildew on siding, etc.
 - c. The Board chose May 2-3 and August 15-16 as the dates of HOA community garage sales.
5. New business
 - a. The Board discussed how to further clarify the meaning of "No Commercial Vehicles in the Town Home sections of our HOA." Mike Swank did some research on this matter and found several definitions in several other HOA documents. As we read through these different documents, we chose sections from several to draft a new definition for this regulation. Please see below:

The Executive Board defines a "commercial vehicle" as one being used for a business or a trade, and/or also has business logos/markings. If a regular passenger vehicle is also being used as a commercial vehicle, then the following guidelines shall apply:

 1. No equipment shall be visible that could be considered to be used for a trade, service, or a business (such as but not limited to: ladder racks, large containers, and/or hardware attached to or hanging from a vehicle).
 2. Overnight parking is defined as any commercial vehicle parked between the hours of 8:00 P.M. to 8:00 A.M. Any vehicle parked longer than twelve (12) hours in a twenty-four (24) hour period shall be considered the same as overnight parking.
 3. If a regular passenger vehicle has business or commercial logo/markings, then such signage must be completely covered during the "overnight parking period" of twelve (12) hours. Signage cover must be the same color as the vehicle background. Magnetic signage cover shall be allowed as long as it is the same color as the vehicle background.
 4. *Prohibited commercial vehicles shall not include any emergency vehicles, such as police, military, firefighter, or ambulance, which may be parked in a lot owner's driveway only in conjunction with said resident's or lot owner's occupation or avocation.*
 - b. There two Lot owner requests: Leroy Fry on Boxwood wishes to clean up downed trees in the common area behind his property, at no charge to the HOA. This is approved, providing he signs the "Hold Harmless" waiver prior to proceeding. Gina Rohler wishes to cover her existing deck with "faux wood." She will not be enlarging her deck. This is approved, providing the decking material is of natural color.
 - c. The Board learned, through a variety of sources, that there were some issues with the narrowing of Deerfield during the heavy snows. The Dover Township management asked the NYCRP to talk with a former Board member about this concern. Through the Board's discussion, we learned that some residents were parking on the other side of the huge snow banks, further narrowing of the street.

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Officers from NYCPRP went to some homes, telling folks they needed to move their cars. Because of the huge amount of snow, it took much longer to remove snow than is usual for the contracted snow crew. However, Rich Farr will write a letter to Burt Strayer, owner of Prestige, expressing some of our concerns, in case we have another large snow fall next winter. We also discussed having a town home resident be the liaison between the Board and the snow removal contractor to express any concerns in real time, rather than after the fact. Several Board members—even those on Ashcombe—expressed how they were unable to leave their homes in a timely manner because of the heavy snow.

- d. While the Board realizes moving/shipping PODS are a fact of life and are not covered in any of our regulations, we also do not want encourage their use as a storage facility on any HOA properties. Therefore, Karen Hetrick moved that, as a matter of policy, moving or shipping PODS will only be allowed for a ten (10) day period on any property. After that time frame, the lot owner will receive a letter telling the lot owner that fines will be added if the POD is not removed within fifteen (15) days from the date of the letter. Mike Swank seconded. Motion carried.
- e. Since this was Judy Jackson's last official regular Board meeting, we discussed the Secretary's job list from the Executive Board handbook. The Executive Board will hire an outside person to perform the job of secretary for the HOA if no one on the Board is willing to do this task. We fully recognize the secretarial cost will go up. The newsletter will contain information in an article, written by Rich Farr, about this need. Judy Jackson will be willing to train the new secretary on what is needed. She is also willing to be utilized as a resource person on HOA history.

Executive Session of the Board – Guests will be dismissed. Notice of confidentiality regarding Executive Board business.

Date and place for the next HOA Board meeting – Wednesday, June 4, 2014, at 7:00 p.m. at Judy Jackson's home – 1842 Deerfield Drive. After this meeting, all future Board meetings will need to be at another location, since Judy Jackson will no longer be on the Executive Board.

Respectfully submitted,
Judy Jackson
Executive Board Secretary