

Ashcombe Farms Dover HOA  
Executive Board Meeting Minutes  
Wednesday, March 6, 2013 - 7:00 PM

General session:

1. The Meeting was called to order at 7:05PM. No guests were in attendance. Present: Dennis Bowman, Rich Farr, Karen Hetrick, and Judy Jackson. Absent: Scott Fiske.
2. Karen Hetrick moved to approve the last Executive Board minutes. Rich Farr seconded. Motion approved.
3. Karen Hetrick moved to approve the Treasurer's report from the bookkeeper. Judy Jackson seconded. Motion approved. The Board also discussed the 5% interest on delinquent accounts. This is compounded interest that could result in an APR of 60%. This policy will be noted under "Finances" in the Executive Board policies section of the Executive Board handbook.
4. Old business
  - a. Discuss the development of Executive Board policy for approval of changes for Town Home lots – tabled for the next meeting.
  - b. Newsletter articles will be emailed to Rich after this meeting.
  - c. Mike Swank has been working on a new website for the HOA. Judy Jackson nominated Mike Swank to fill Kelly Mefford's position on the Board. Motion approved by general consensus.
5. New business
  - a. The Board worked on revising the current definition for "neat and tidy yards" – this will need to be in the newsletter for April. The final result is as follows:

(n) All Lots are to be maintained in clean and sanitary condition and all lawns, shrubs and other vegetation shall be groomed –*The Executive Board has defined this as having weeds under control in the lot owner's flower gardens. All weeds at the curbside need to be removed on a regular basis. Bushes and trees shall be pruned and cared for as is needed. Sidewalks shall not be blocked by overgrown shrubs or bushes. There shall be no debris of any kind left in the yard. There shall be no toys or equipment of any kind left outside on any lot longer than one day. All items shall be moved from any yard prior to nightfall. Pet refuse shall be picked up and disposed of daily. No item shall impede HOA service providers from performing their jobs. All aspects of the property shall be well maintained and kept in proper order. Yard lamps and garage lights shall have appropriate and fitted lids and fixtures designed for yard lamps and/or garage lights. All aspects of the property shall be well maintained and kept in proper order. The wording "well maintained" shall be broadly interpreted by the Executive Board to ensure cleanliness, and that all parts of visible property shall be in working order. This includes front doors, windows, roofing shingles, siding, garage doors, and decks.*
  - b. The Board had a complaint from a lot owner regarding the emailed newsletter notification of the Annual meeting. This particular lot owner had previously requested to receive such notifications by email instead of by US mail delivery. At Rich Farr's request Judy Jackson contacted the HOA attorney, Duane Stone regarding "email" notifications and newsletters and whether or not this complied with the requirement of the HOA By-laws of notifying lot owners of general meeting by mail . This is what Duane Stone said: *If you have a request from a lot owner to send it another way, no judge is going to have a major issue with it, as long as it was delivered. This would be a minor issue, because the meeting etc was conducted correctly and passed accordingly. Modify the bylaws to allow for electronic delivery if the lot owner requests it, during the following year just to cover this in the future. At worst we can argue it was hand delivered via electronic means, if they take this to court. They are making a mountain out of a mole hill, in my opinion.*

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- c. In an email to the Board, Andy Shaffer asked if he was going to be paid for month of November. The Executive Board discussed this and since Rich Farr, Board president, informed Andy that his services as HOA bookkeeper was terminated in October the Executive Board unanimously determined no payment would be made to Andy Shaffer for the month of November.
- d. The Executive Board discussed whether or not we could limit the number of homes any one lot owner could own and rent. After discussion, it was decided by general consensus that we did not have that authority.
- e. There was one lot owner request to consider. The Jesmers, 1870 Ashcombe Drive, requested to be allowed to keep the two trees planted in the rear of their home. One tree is clearly planted on common ground. One tree is considered to be on the property line. The Executive Board by general consensus agreed to allow the tree on the property line to stay, and the tree planted in the common area must be moved.

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, September 4, 2013 at 7:00 at Judy Jackson's home – 1842 Deerfield Drive.