

Annual Meeting Minutes
Ashcombe Farms Dover HOA
November 4, 2015

The Annual Meeting for the Ashcombe Farms Dover HOA was held on Thursday, October 30, 2014, at the YMCA on Palomino Road. The Annual Meeting began at 7:05 p.m.

1. The Executive Board President called the meeting to order.
2. The Executive Board Secretary confirmed there was indeed a quorum and confirmed accuracy of proxies.
3. Secretary summarized the minutes from the last annual meeting in October 2014. Ms. Ryan moved to accept the minutes. Mrs. Loser seconded. Motion passed without opposition.
4. The HOA Bookkeeper led a short discussion on the proposed 2015 budget, and answered several questions regarding budget items.
 - a. Rich Farr mentioned that the townhome expenses budget is tight, and a harsh winter could be problematic. The HOA also owns certain sidewalks, the overflow parking lots, and several storm water retention ponds, one of which needs to be repaired and then inspected. He estimates \$10,000 to repair the retention pond, and cited the need for the Capital Reserve fund to avoid large special assessments. Dennis Bowman, bookkeeper, explained that the Capital Reserve is funded by initiation fees, resale certificate fees, penalties, and interest charges.
 - b. A lot owner asked if there was a mandated minimum dollar amount in the Capital Reserve account. Rich Farr stated that there was not, but it is discussed at nearly every board meeting exactly how high the minimum balance should be. He thinks it should be around \$60,000. Judy Jackson stated that she believes it should be at least \$75,000, since the four overflow lots that the HOA owns will eventually need to be scraped and resurfaced. Rich Farr also mentioned that a once-in-a-century storm could also destroy a storm water retention pond, and that would be a \$50,000 expense easily. Judy Jackson then pointed out that storm drain repairs (the HOA owns several) are another potential large expense.
 - c. Dixie Strausser asked if there was a way to purchase insurance on the HOA's storm drains in case they go bad. Judy Jackson explained that, to her knowledge, there was no way to get insurance to protect against the storm drains going bad. The only insurance the HOA carries is liability on the common grounds. Rich Farr stated that it was possible to ask, to see if that's changed.
5. Mr. Paules moved to accept the 2016 budget. Ms. Bosco seconded. Motion passed unanimously.
6. General Discussion:
 - a. Mr. Hokkanen asked how many times per year the newsletter is currently being published, stating that they have not received it in some time. His wife corrected him, stating she had received the most recent one. The Secretary explained the newsletter is now published twice a year, and after exchanging emails with Mrs. Hokkanen, had placed them on the physical mailing list, rather than the email list.
 - b. Rich Farr reviewed highlights of the newsletter items for lot owners present: items being stored in common areas; parking on grass medians/islands; neat & tidy yards expanded to autos being in functional and duly licensed and inspected states.
 - c. Mr. Hokkanen asked what can be done regarding noncompliance issues throughout the community. Rich Farr advised him to make the secretary aware of any noncompliance issues, and the Board would proceed from there. Secretary also reminded those present that noncompliance reporting is confidential.

- d. Ms. Bosco voiced concerns regarding on-street parking that both impedes traffic flow and is in designated no-parking areas on Deerfield Drive, and asked what could be done. She also stated that speeding in the community is terrible.
 - i. Judy Jackson suggested calling NYCPRP regarding the illegally parked cars.
 - ii. Judy also said she would prefer the Board adopt a regulation regarding no onstreet parking on Deerfield, because of the narrowness of the street in places.
 - iii. Dixie Strausser asked if we could send a request to the township regarding having the radar monitor for speed limits posted in the neighborhood. Rich Farr concurred that, yes, we could do so. Ms. Strausser said she would plan to attend the township meeting. Rich said that was an even better idea.
- e. Rich Farr explained that the Board has decided to stripe the overflow lots in an effort to make parking more efficient. There will be signs posted in advance of the striping days, and vehicles will be towed at owners' expense if they are still parked in the overflow lots on the appointed striping dates.
 - i. Eric Saindon elaborated that, while the township owns the roads, the HOA owns the overflow lots, and so the HOA can take this action.
- f. Mr. Lehr voiced concerns that the overflow parking is insufficient on Deerfield, as there are people with four vehicles and single-car driveways. Rich Farr agreed that it is insufficient, but to create extra parking would require taking away from grass medians and he is not sure that is feasible.
- g. Mr. Loser brought up the issue of snow removal, stating he was not happy with the answer he received last winter when he asked about it then. He asked if the Board could instruct Prestige to alternate where they begin snow removal, because he says they always start at the same spot, and it means they are stuck in their home for hours, waiting for the crews to get to their home, sometimes days, and he doesn't think it's fair.
 - i. Rich Farr explained that he does not think the same crew always comes to do snow removal. He explained that the Board has no control over what crew members are sent, so there is no way to be sure that the crew would know which end of Deerfield they began at last time. Furthermore, the crew parks their equipment in the lower Deerfield overflow lot, so it makes sense to them to start there.
 - ii. Mr. Loser asked if there was a way to email or contact residents electronically, since nearly everyone has email, to let them know if snow removal crews will or will not be coming. Rich said he was working on a way to make that happen.
 - iii. Mr. Hokkanen asked if Prestige bills the HOA if they pre-position their equipment and then the expected snowfall doesn't happen. Rich explained that Prestige does not bill if that happens, and the HOA has called Prestige to remove their equipment if too much time elapses and there is no snow.
 - iv. Mr. Lehr said that he thought the township plowed the streets, but yet we're paying for snow removal. Rich explained that Prestige removes snow from sidewalks and driveways and will be putting snow on lawns this year, rather than at the end of common area islands. Judy Jackson said last year was different, due to people wanting the snow in the common areas, but it impeded traffic and township plows so badly last year that the HOA is going back to previous operations.
- h. Mrs. Loser stated that she appreciates the Board and all that it does, but she also thinks that the Board should consider a management company again. She did not remember how lopsided the vote was the last time the issue came before the community.

- i. Mike Swank said that the general consensus seemed to be that the community was fearful that the management company was a group of lawyers who would charge for every call and greatly increase fees and dues.
 - ii. Judy Jackson commented that there would be much better representation and continuity of regulations with a management company.
 - iii. Rich Farr agreed; continuity concerns take up a great deal of the work the current board does, maintaining standards in the hopes that future boards will follow their lead. Getting volunteers to serve on the board is hard. A management company would maintain those standards for the board and make that easier.
- i. Mr. Loser made a motion for the Board to once again explore management company options. Ms. Denenberg seconded. Motion carried.
 - i. Dennis Bowman offered commentary that all four of the other HOAs he provides bookkeeping services for moved away from management companies because it's cheaper and the members live in the community, etc. Rich thanked him for his thoughts.
- j. Rich Farr also pointed out that, despite the dislike for the regulations and by-laws that govern the HOA, these are all tied to the deeds of each lot in our HOA, and if the board is not vigilant about keeping up with maintaining compliance, the HOA itself could be sued for failing to maintain compliance, and that would cost everyone in the community.
- k. Mrs. Hokkanen voiced the concern that their home has been targeted three times by kids, possibly in the community, who have been throwing rocks and apples. The third time, a window in their garage was broken.
 - i. Rich Farr confirmed that it's kids from the community, as they have been caught in the act before.
 - ii. Mr. Bankowski also said that he had filed a police report for shots fired near his home.
 - iii. Mr. Hokkanen stated that the repair to their garage window will cost \$400. He simply wanted the Board and the community to be more cognizant of what has been happening. Damage to the garage door is one thing, but a broken window is something else.
 - iv. Judy Jackson also said that kids have been spray painting signs and electrical boxes. Police have caught them and have made them pay both restitution and fines.
 - v. Mr. Hokkanen confirmed that there are apple trees within the HOA, at the backs of Ashcombe yards along the walking trail, where Ashcombe meets lower Deerfield Drive.
 - vi. Eric Saindon asked if any other lot owners have been affected by this kind of vandalism. Mrs. Hokkanen said that the police drove by their home the first time their house was targeted by kids tossing rocks, and she suspects someone else called the police that night. They didn't call the police to file a report themselves until their window was broken.
 - vii. Notice regarding vandalism/property damage/community vigilance will go into the next newsletter.
 - viii. Judy Jackson suggested that more frequent calls to the NYCRP regarding vandalism incidents might result in more vigilance on the part of the police themselves and thus a reduction in vandalism due to greater police presence.
- l. Mr. Hokkanen commented that he was surprised the HOA has not looked into installing speed bumps. Rich Farr explained that the township will happily allow us to install them if we will take ownership of the roads. Otherwise, we cannot. We can, however, request for the

radar display to come back into the community. Mr. Hokkanen said he is acquainted with the chief at NYCPRP and will request that.

- m. Eric Saindon suggested adding arrows to show traffic flow when striping the overflow lots on Deerfield; many times, cars drive down the wrong side. Judy Jackson pointed out that she has done so, but only when traffic has been impeded by moving vans.
 - i. Eric then questioned who was getting quotes for striping, and determined that he would pursue that if Fred King was not.
 - n. Ms. Ryan offered her thanks to the Board for their swift action last Christmas regarding the wheelchair ramp which needed to be installed on an emergency basis. She appreciated the quick action on the part of the Board, that enabled the ramp to be installed and her husband to come home right after Christmas.
7. Mr. Lehr moved to adjourn. Meeting adjourned at 7:53 p.m.

Respectfully submitted,

Joy Henley, Executive Board Secretary
Ashcombe Farms Dover HOA