

Ashcombe Farms Dover HOA  
Executive Board Meeting Minutes  
Wednesday, April 13, 2011 - 7:00 PM

General session:

1. The meeting was called to order at 7:05PM. Present: Rich Farr, Karen Hetrick, Judy Jackson, Mel James, and Andy Shaffer. No guests were present.
2. Mel James moved to accept the Secretary's minutes from the last Board meeting. Karen Hetrick seconded. Motion carried.
3. Judy Jackson moved to accept the treasurer's report. Karen Hetrick seconded. Motion carried.
4. Old business
  - a. Judy Jackson presented information with cost comparison of both HOA management companies, Tidewater and Esquire. There are quite a few hidden charges from Tidewater that were not included in the monthly fee quoted to the Executive Board. *(Please see the attached document which was presented and discussed by the Board.)* There was much discussion about cost evaluation and comparison of services. Every Board member is concerned about the cost of hiring a management company but we also recognize that hiring a management company is needed to protect the homes within the HOA in many ways. The Executive Board wants the best value for our money. Judy Jackson moved to take Esquire Realty Management to the next step in the HOA Management Company evaluation process as was previously outlined to the HOA community at the general meeting. Karen Hetrick seconded. Rich Farr called for a vote – 5 yes, zero no, and no abstentions. Motion was carried unanimously.
  - b. The Board also discussed a revised flier to mail to all lot owners regarding the benefits of a management company. This flier was approved by general consensus.
  - c. Discussion was held about Larry Rower and his services as website manager. Judy Jackson will ask him if he would be willing to continue for a short while more while we complete the HOA management company evaluation.
5. New business
  - a. Weeds will be pulled on the Ashcombe Boulevard island by a volunteer on the next nice day.
  - b. The Executive Board discussed the request, by Marlene Denenberg, to notify the HOA community when a death of a lot owner has occurred. It was decided by general consensus that this not something the HOA should be involved in.
  - c. Short Sale Connection wants to buy and "flip" 1900 Deerfield Drive. They wish to waive fees in doing so. Mel James moved that Short Sale Connection must pay the initiation fee and the resale certificate upon purchase. The HOA will waive the resale certificate fee and the initiation fee when Short Sale Connection sells the home on the "flip" provided the house sells within 45 days after Short Sale Connection purchases the home. If the home doesn't sell within this 45 day period, then resale certificate fee must be paid before they sell the home. However, all delinquent fees must be paid on or before any settlement date for when Short Sale Connection takes ownership. Andy Shaffer seconded. Motion carried.
  - d. David Stauffer, 1722 Boxwood Court, requested permission to replace the front door and

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door frame as it is not a tight seal. The new door would have the same oval window and be the same color as it currently is. Mel James moved to approve. Karen Hetrick seconded. Motion carried. Judy Jackson, secretary, will send the approval letter.

- e. Judy Jackson moved to allow Rich Farr to contact Bob Hoffman YMCA about leasing the field on Palomino and across from the YMCA. The lease price would be \$1.00 per year and the YMCA would be responsible for mowing and for any and all maintenance on that field. They would also be required to have proof of insurance to cover injuries, etc. Ashcombe Farms Dover HOA would be held harmless for the field after it is leased by the YMCA. Mel James seconded. Motion carried.
- f. Rich reported to the Board that Judy Jackson's personal HOA gmail account has been compromised. Judy has changed the password for that email account. However, Rich has discussed this situation with BIG, INC. (*an internet technology consulting firm in York, PA*) on how to track the IP address in order to discover who it was that caused this compromise, because it is a breach in the security of HOA business. He has also contacted the District Attorney's office and when it is discovered who did this, we will prosecute. Therefore, email will not be utilized to notify Board members of HOA business and information that is needed to be shared. We will use USPS to deliver mail to Board members.
- g. Mel James reported to the Board that there is a company in Thurmont, MD, which has "millings" available free of charge. The only charge would be the cost for transporting the millings from Thurmont to the HOA. Judy Jackson asked how much would this cost, and how soon could this be spread out on the walking trail. Judy expressed concern about allowing this to sit as the gravel and stones were allowed to do so. She expressed her concern that this could be a real mess if the millings were allowed to sit because they would become hard. After much discussion, it was decided that Rich and Andy would investigate some trucking companies and gather more cost information and how quickly we can get the millings spread onto the walking trail. Andy said if the millings were allowed to sit for very long, the spring and/or summer heat would harden them and make it next to impossible to move these millings. So speed in the application after delivery is very important. More information will be gathered before a decision can be made. After some potential cost analysis was done, the Board figured we could probably afford seven triaxle truck loads of millings.
- h. At a future Board meeting, we will discuss how we can reduce the cost for mowing of the common areas.

Date and place for the next HOA Board meeting – Wednesday, June 1, 2011, at 7:00 at Judy Jackson's home, 1842 Deerfield Drive.