

Ashcombe Farms Dover HOA
Executive Board Meeting Minutes
Thursday October 16, 2009 7:00 PM

1. Call to order at 7:00 PM. Present: Judy Jackson, Mel James, Kelly Mefford and Andy Shaffer.
2. Kelly Mefford moved to approve the secretary's reports from the last two meetings. Andy Shaffer seconded. Motion carried.
3. Judy Jackson moved to approve the treasurer's report. Mel James seconded. Motion carried.
4. We discussed the accounting of the money from the Special Assessment to repair the walking trail. This money was spent accordingly but over two calendar years - 2008 and 2009. Andy will prepare a report to show how the Special Assessment money was spent for the repair of the walking trail. This information will be available at the Annual meeting.
5. Discussion was held regarding the unwritten agreement between the HOA and Baldwin Builders regarding what they would do for the HOA gratis and how the HOA would then pay for mowing of their town home lots. Judy Jackson shared the beginning of this document but we are waiting on the information from Jeff Baldwin. It was decided by general consensus that this information would be available at the annual meeting. Kelly will get a written agreement from Baldwin Builders reflecting this information.
6. Andy Shaffer led the discussion of the proposed budget for 2010. There was discussion regarding the much higher cost of mowing for this growing season 2009. It was not because of the agreement to mow the town home lots belonging to Baldwin Builders. The higher mowing cost was because there was more rain than usual this year. There has only been one week from the beginning of mowing in the spring to this date that the mowers have not mowed. That has dramatically increased our mowing costs. The common areas have had to be mowed much more often due to the rain. Therefore there has to be an increase in the general fee to \$150 that affects all homeowners. We discussed how we have to be prepared to pay for additional repairs and also that we have to be prepared for a very large deductible if the HOA should be sued again. Kelly Mefford moved we raise the re-sale certificate fee to \$100 since that is the normal amount that management companies charge and that we raise the initiation fee to \$300 for all homes sold in the HOA, whether they are single family homes or town homes. Judy Jackson seconded this motion. Motion carried. Judy Jackson, as acting secretary, will provide this information to all realtors who have homes listed for sale within the HOA. If a resale certificate has already been issued this new policy will not affect that resale certificate. The 2010 budget, which reflects the above mentioned changes, was approved by general consensus.
7. Discussion was held regarding the West Nile virus found in the low spots around and in the retention pond near the HOA drop box on Ashcombe Drive. The HOA will need to treat the pond with a mosquito dunk in March, 2010 to help prevent mosquito growth. This may need to be repeated as well. Since the mosquito breeding season is past we will post pone treatment to 2010. Due to the low funds in the General account, it was decided to post pone the repairs needed to fill in the low spots around the pond until 2010. This may cost as much as \$1,000.

Respectfully submitted,
Judy Jackson
Acting Secretary for the Executive Board