

Ashcombe Farms Dover HOA General Meeting Minutes
Thursday May 19, 2011

1. President Rich Farr opened the meeting and stated purpose of this General Meeting. The purpose of this meeting is for lot owners to meet and hear more from Esquire Realty – which is a HOA Management ccompany.
2. Board members present: Rich Farr, Karen Hetrick, Judy Jackson, and Andy Shaffer. Absent: Mel James.
3. The Secretary confirmed there was a quorum. The Secretary confirmed accuracies of the proxies.
4. Secretary summarized the minutes of last meeting and noted that the full minutes of the Annual Meeting were on the HOA website. Mike Feldblum moved to accept the minutes. Lou Johnson seconded. Motion carried.
5. Andy Shaffer discussed the Cost Comparison document comparing both Tidewater’s costs and Esquire Realty Management Company’s cost.
6. Esquire Realty Management Company had prepared a handout covering the tasks they will do the HOA. This handout will be mailed to all lot owners at a future time.
7. Esquire Realty Management Company gave these highlights about their company:
 - They will do non-compliance checks about 3 times per week
 - They have legal knowledge of HOA law
 - They have taught HOA law to other lawyers
 - The lawyers associated with this law firm and management company have been involved at every level of HOA management – from setting up new HOAs with Developers and Builders to going to court for HOA By-laws and Regulation enforcement
 - They have done work for over 50 HOAs for over eight (8) years
 - The firm can help provide financial planning and guidance for HOA Executive boards
8. Lou Johnson wanted to know why the Board had not asked the management company to handle the financial affairs for the HOA. Rich Farr responded that the Executive Board was trying to save the community money.
9. Some other questions from various lot owners included:

Will they charge more if there are more meetings than is described in Esquire’s handout? *The answer was no, unless there began to be an extreme number of meetings.*

Has a contract been presented to the Board? *The answer was no.*

Why will there be so many non-compliance checks? *The answer was Esquire Realty felt that was a reasonable number to make sure no non-compliance issues were being missed.*
10. There were a few other general comments from lot owners supporting the hiring of a management company.
11. Mike Feldblum moved to adjourn the meeting at 8:10. Marlene Denenburg seconded. Motion carried.
12. General meeting was adjourned.

Respectfully submitted,
Judy Jackson, Secretary
Ashcombe Farms Dover HOA