

Ashcombe Farms Dover HOA
Annual Meeting
Thursday, October 24, 2024
Dover Community Center
Minutes

- **General Session**
 - **Call meeting to order:** Kelly Mefford called the meeting to order at 7:02pm.
 - **Call of the roll and certification of proxies:** The Board and Statewide Management Representatives introduced themselves to the homeowners present. There were 16 owners present or by proxy, quorum was not met for the meeting.
 - **Proof of notice of meeting and waiver of notice:** Notice was posted on mailboxes and the website.
 - **Secretary's Report:** Crystal Diaz gave brief report on the HOAs financials and the duties/procedures of the management company.
 - **Bookkeeper's Report:**
 - **2025 Proposed Budget Review:** Crystal gave a review of the budget to the homeowners and Board present.
- **Old Business**
 - **Rental property update** – Lisa gave a review of the status of the Amendment for rentals. Those who did not respond will be receiving a new ballot in the mail from Statewide. At the time of the meeting there were 50% responses, 41% in favor of limiting the number of rentals, 9% to not limit the number of rentals.
 - **New policies enacted upon:**
 - **Late Payments and Non-Compliance-** The Board adopted two new policies in 2024. They will be posted to the Community website.
 - **Sidewalk repair:** The Board is working on sidewalk repairs, pending a community walk. Statewide will provide contractor contacts for bidding.
 - **Tree replacement on Palomino Island:** The Board is reviewing tree replacements.
 - **Yield sign at Ashcombe and Deerfield Drives:** The sign was replaced.
 - **2025 Yearly Assessment:** There will be no payment plans offered for the yearly assessment beginning 2025.
- **New Business**
 - **Community Improvement**
 - **Line Painting of overflow parking:** The painting had been bid out for vendors.
 - **Wooded area encroaching lots of 1829 to 1839 Deerfield:** Lisa has scheduled a walk and invited owners to join. She thanked the owners who had brought this area to her attention. More information to come.

- **Open Board Position:** There is an open seat on the Board of Directors. The Board encouraged those who attended the meeting to consider volunteering.
- **Open Discussion – Owners:** The floor opened to owners present and the following items were discussed: violations in the HOA- such as guest parking areas being used, landscaping concerns, safety concerns of a sink hole, questions on solicitors going door to door, updates on a solar panel compliance issue, update on newsletters for homeowners.
- **Meeting Adjournment:** With no further business to discuss: the meeting was adjourned at 8:23pm.