

**Ashcombe Farms Dover HOA
Executive Board Meeting Minutes
Thursday, September 5, 2024 -
7:00 pm Via ZOOM**

General Session:

1. **Call to Order & Minutes Approval:**
 - The meeting started at 7:15 PM.
 - Previous meeting minutes were approved unanimously.
2. **Financial Reports:**
 - Statewide Property Management's financial reports were reviewed.
3. **Lot Owner Comments:**
 - A 15-minute session was allotted for homeowner comments.

Old Business:

1. **Rental Property Limitation:**
 - The Board continued efforts to amend the Declaration to limit the number of rental properties.

New Business:

1. **HOA Credit Card:**
 - Decided not to issue a credit card.
2. **CD Renewal:**
 - The Board decided to renew the CD in the current bank.
3. **2025 Budget:**
 - Discussion of potential items for the 2025 budget, including sidewalk repairs in common areas.
4. **Welcome Letter:**
 - Sent to inform residents of the new management company, Statewide.
5. **Annual HOA Fee Payment:**
 - The Board decided to end installment payments for the annual fee of \$250, which will be due in full by January 31, 2025.
6. **Rental Properties:**
 - Rental properties will now be tracked via the HOA portal.
7. **Resale Certificates:**
 - Resales will be processed through Homewise.
8. **Attorney Quotes:**
 - The Board will consider quotes from Aaron Marines, used by other HOAs managed by Statewide.
9. **Vendor Leads and Responsibilities:**
 - Vendors were discussed, including responsibilities and services provided.

10. Transparency Act:

- Act 115 and the Transparency Act were reviewed, and the Board will provide information for FINCEN registration.

11. 2024 Taxes:

- EMC CPA's, a local accounting firm, was selected as the vendor for tax filing.

12. Community Improvements:

- The Board discussed repainting parking lines, the sidewalk project, and walking trail improvements for the 2025 budget.

Website:

- Pat and Crystal will update the HOA website to reflect current and correct information.

Executive Session:

1. Treasurer's Report:

- Reviewed outstanding fees, with a follow-up plan from Statewide regarding delinquent accounts and legal actions.

2. 1813 Ashcombe Dr. Solar Panels:

- The Board is awaiting legal advice concerning solar panels at this property.

3. Lot Owner Requests:

- Discussions on snow removal and lawn care procedures.

4. Litigation & Attorney Actions:

- Updates from the attorney on delinquent accounts and non-compliance issues.

5. Regulations:

- The Board will receive example policies for interpreting regulations and fine structures.

6. Violations & Community Concerns:

- Concerns raised about garage door colors and other unit issues.

7. Debra Sjoberg Lien Proceedings:

- Status update provided.

8. Annual Meeting Notices:

- Notices will be posted on mailboxes and the website.

9. Pat Cavanagh's Resignation:

- Pat Cavanagh resigned from the Board of Directors, effective immediately.

Adjournment:

- The meeting concluded at 9:30 PM.