

Ashcombe Farms Dover HOA
Executive Board Meeting Minutes
Wednesday, August 13, 2008 7:00 PM

General session:

1. Called to order at 7:01. Present: Mike Feldblum, Judy Jackson, Kelly Mefford, and Andy Shaffer.
Absent: Duane Wuorinen. Guests present: Pat Cavanagh (1892 Deerfield Dr), Larry Rower (1837 Ashcombe Drive), Mel James (1884 Ashcombe Drive), and Rich Farr (1907 Ashcombe Drive). Mike Feldblum welcomed all of the guests.
2. Andy Shaffer moved that the Secretary's report from the last Board meeting and from the Special Meeting be accepted. Kelly Mefford seconded. Motion carried unanimously.
3. Treasurer's Report
 - a. Review of receipts and disbursements - Andy reported that all of the current taxes (both state and federal) have been completed on time. The HOA owed no money. Judy Jackson moved that the treasurer's report be accepted. Kelly Mefford seconded. Motion carried unanimously.
 - b. Special assessment fees - Quite a few lot owners have paid the special assessment in full. Some are taking other options. One lot owner has requested special consideration because of their circumstances. The Executive Board is willing to work with any lot owner to enable all lot owners to pay the assessment. Special consideration will be made for lot owners who are on vacation and have not yet received the letter detailing the special assessment. The Board unanimously agreed that if there is money left over from the special assessment at the end of the budget year, this money will be used to reduce, if possible, the general fee for all lot owners for 2009.
4. Old business
 - a. Status of beautification of the island as you enter our community from Palomino Road - This is on hold due to the financial status of the HOA. Karen Hetrick is still working on this project.
 - b. National Night Out's participation was about the same as last year.
5. New business
 - a. No trespassing signs - There was quite a bit of discussion about this. There is concern that we need to enforce the regulation as it is currently written. At the present time, to allow "no trespassing" signs would require a new regulation that would need to be approved by the community. However, we also understand the concern for residents who do not want strangers entering their property. Mike Feldblum will discuss this situation with the Northern York County Regional Police to determine if lot owners place a "no trespassing" sign inside their window if that would suffice for the police to act. Rich Farr wondered if a "Private Community" posted at the three entrances would also be enough. Mike will also address this with NYCRP.
 - b. The board worked to define certain terms within the HOA Regulations so that all lot owners would be clear on the wording as is defined by the Executive Board. The terms in the regulations affecting the single family homes were discussed tonight. The terms affecting the town homes were tabled until the next meeting. However, because of the new regulation regarding clothes lines for the town homes the following is the definition of "permanent" in this new regulation: "The securing base for any temporary clothes line must be sub-level to the ground in order to have clear mowing by HOA mowing contractors thus preventing any hazardous conditions for mowing."

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- c. The board has received three (3) bids from various contractors for tree removal, debris cleanup, and repair of the walking trail. Andy Shaffer reported that the engineer from Spring Grove Boro will meet with him this week to discuss what needs to be done. The engineer has offered to do this work at no cost to the HOA. The owner of the modular home on Palomino Road will be responsible for the cost of the section of the walking trail that was damaged in the construction of their home as per the signed agreement with the HOA. Mike Feldblum, Ron Jackson, and Ken Hoffman were present when she stated she would do her share. Mike reported that after the special assessment letter was received there have been a few lot owners that have volunteered to sign a waiver holding harmless the HOA and will work on the needed repairs. Kelly Mefford volunteered to research and find a hold-harmless waiver for volunteers to sign before any work will begin.
- d. October newsletter
 - i. Advertisement costs vs. printing costs - Andy prepared a document showing how much each advertiser pays and what is the printing cost of the newsletter. There is currently a deficit of \$187.83. However, if we have a website, this cost could come down. No further action was taken on this issue.
 - ii. Four articles were suggested for the newsletter: on burning fires in a fire pit - what are the restrictions by Dover Township (Mike will check on these), all dogs should be on leashes when being walked in the community, information regarding No Trespassing signs from NYCPR, and there should be no speeding on Ashcombe Drive as our children are precious to us.
- g. Kelly Mefford moved that we approve the installation of a shed as per the request for 1888 Deerfield. Judy Jackson seconded. Motion carried unanimously.
- h. Larry Rower has set up a website for the HOA. The web site is www.AshcombeFarmsHOA.com. Andy Shaffer moved we use this website and that the HOA reimburse Larry Rower for costs expended to accomplish this. Kelly Mefford seconded. Motion carried unanimously. Larry Rower will be the responsible for putting information on the website once a submission is approved. Only approved information will be added.
- i. Mike Feldblum suggested that we have a new committee to examine the pros and cons of a management company for the HOA. It was felt that we needed a fresh set of eyes to look into this. Andy Shaffer will chair this as treasurer. Pat Cavanagh, Rich Farr, Mel James, and Larry Rower volunteered to serve on this committee. Judy Jackson suggested that there should be another town home lot owner on this committee so it is more evenly distributed. This was agreed upon. Pat Cavanagh suggested Marta Flick be contacted for this committee.
- j. Mike Feldblum suggested forming a Single Family Home Advisory Committee and that they should write up their responsibilities and have those responsibilities dovetail with the current Town Home Advisory committee. Judy Jackson suggested that instead of doing this that a new By-law proposal be written to include single family lot owners in a *HOA Advisory Committee* instead of a *Town House Advisory Committee*. Larry Rower volunteered to write this new proposed By-law change. Larry Rower is willing to chair a Single Family Home Advisory Committee, if the community does not approve the combine committee.
- k. There have been a few emails regarding the special assessment. Some have requested to discuss this with the board president. One was to request more time to pay the special

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assessment.

6. Mike Feldblum asked Mel James if there had been any volunteers who had responded to the requests for volunteers in the July, 2008 newsletter. Mel said there were several. Mike asked Mel to send an email to the HOA email address with the names of those volunteers.
7. All guests were asked if they had any comments. Larry Rower was the only guest to have a comment. He wondered what the board was currently doing to prevent the lawyer's fees from being so high again. Mike replied that at this present time, the lawyer is only doing the normal legal activity for the HOA. This would include such things as sending debt collection letters to lot owners who are currently in arrears with payment of regular fees and dues.

Executive Confidential Session - Guests were asked to leave so that the Executive Board could discuss confidential information.

1. Treasurer's Report
 - a. Outstanding fee Status - There are several lot owners who are delinquent. We have received notification of a Sherriff's sale for one property within the community. These records are in the HOA files.
2. Old business
 - a. There are two lots who have a trailer parked on the lot. Letters will be sent if they are not moved.
 - B. Attorney Stone has sent payment to the HOA for two lot owners with delinquent fees. Other legal matters involving the HOA are in process.
3. New Business: Rich Farr and Pat Cavanagh have agreed to be special advisors giving lot owner input to the board. Larry Rower will be a special advisor for the HOA website.
3. The next HOA board meeting will be on October 14, 2008, 7:00 at Mike Feldblum's home.
4. One board member was not able to attend and expressed concern over the fact that he insisted upon voting on any legislation enacted by the Board. Therefore, a review of the minutes reflect that there has been no legislation passed and no policies have been established by the board at tonight's meeting. The Special Assessment fees were discussed. It was stated that at the emergency meeting on July 28, 2008 the Executive Board rounded up the legal fees and rounded down the monies needed for the repair of the walking trail in establishing the amount of \$200.00 for the Special Assessment. Meeting adjourned at 9:15.

Respectfully submitted,
Judy Jackson, Secretary for the Executive Board