

Ashcombe Farms Dover HOA
Executive Board Meeting Minutes
Wednesday, October 13, 2010 - 7:00 PM

General session:

1. The meeting was called to order at 7:05 PM. Mike Feldblum was welcomed as a guest.
2. The secretary's report for the August Board meeting minutes needed a slight correction which was suggested by Mel James. This change will be corrected in the HOA file. With that change Andy Shaffer moved the Secretary's report be accepted. Karen Hetrick seconded. Motion carried.
 - a. All Executive Board handbooks were updated and passed out.
3. Judy Jackson moved we accept the Treasurer's Report. Mel James seconded. Motion carried.
4. There were no comments from Mike Feldblum.
5. Old business
 - a. We discussed the status of the proposed repairs by Burt Strayer - Prestige Lawn Care. Judy Jackson reported that it is Burt's goal to have the repairs completed by the end of October.
 - b. There was discussion of the Annual Meeting Agenda. The Board discussed the need for a management company for our community. Rich will address this need at the annual meeting. The proposed 2011 budget was discussed and the need to generate more income for the HOA in the case of unusual expenditures. There should be a greater "cushion" of available funds. In addition, capital improvement funds need to accrue at a greater rate. The capital improvement fund would help to cover such costs as repairs and maintenance of the overflow parking lots, repairs to the five storm drains the HOA is responsible for, and other such items. The Board also recognizes that for some lot owners paying the General fee right after Christmas can be difficult. Discussion was held regarding splitting the General fee into two payments and how then can the Board encourage people to pay the General fee in one payment if possible. It was decided by general consensus that there will be two payment plans offered to lot owners when the bill for the General fee is mailed out in late December. Lot owners may pay the entire General fee of \$175.00 in one payment on or before January 15, 2011; or they may make two payments. The first payment of \$87.50 will be due by January 15, 2011. The second payment of \$90.00 will be due June 15, 2010. If the first payment is paid by January 15, 2011 then no interest or penalties will be applied. If no payment is made by January 15, 2011 then all applicable interest and fines will accrue to a lot owner's delinquent account.
6. New business
 - a. At the direction of the Executive Board Judy Jackson contacted several HOA management companies and the Board has received some initial information. Rich requested that Judy Jackson, secretary, forward him the information the Board has already received. Discussion was held regarding tasks the Board would want a management company to do for our HOA. Judy Jackson will send out a list of potential items to be on this list to all Board members. Board members are to reply to the list with their own suggestions and/or comments.
 - b. The Board received a compliment on the format and information in the October newsletter.

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However, we still need someone else to do this. Rich is willing to do this one more time.

Executive Session of the Board - Guests were dismissed. This portion of the Executive Board business meeting is to remain confidential.

Date and place for the next HOA Board meeting will be Wednesday, December 1 at 7:00 at Judy Jackson's home - 1842 Deerfield Drive.

Andy Shaffer moved that the meeting be adjourned. Karen Hetrick seconded. The motion carried and the meeting was adjourned at 8:45 PM.