

ASHTON POINTE HOMEOWNERS' ASSOCIATION

DRAFT MINUTES FROM 2017 ANNUAL MEMBER MEETING

Monday, February 6, 2017

6:30 p.m. at Johnston Public Library

1. **Call to order:** By Ashton Pointe Homeowners' Association (APHOA) Board President Mark Perington at 6:37 p.m.
2. **Introductions:** Board of Directors Mark Perington (President), Mark Callen (Vice President), Bob Larkin (Treasurer), Richard Flanagan (Secretary), Sue Olmstead (At Large) and Elizabeth Doerrfeld with Doerrfeld Properties were all present. Brief review of committees –Architectural, Nominating and Social as well as the use of the Association website.
3. **Proof and Waiver of Notice of Meeting:** Led by Elizabeth Doerrfeld with Doerrfeld Properties.
4. **Call of Roll and Certification of Proxies:** Elizabeth Doerrfeld reported that 21 properties were represented by in-person attendees (12) and proxies (14), satisfying the quorum requirement in the Association by-laws.
5. **Approval of 2015 Annual Meeting Minutes**
 - Dick Finney made a motion to approve, Richard Flanagan second the motion and all attendees approved the 2016 minutes.
6. **Financial Report**
 - Association Board Treasurer Bob Larkin reported that the Association had \$70,322 in cash on hand on 12/31/2016. Larkin discussed current account receivable delinquency and efforts to collect. Larkin then reviewed 2016 expenditures and the 2017 budget. The association is looking at a negative cash flow of \$27,500 in 2017. The negative cash flow is due to reinstalling irrigation on 100th street and plans for another monument at the other entrance on 100th street. Arthur Roeding question irrigation costs, board advised this was an estimate from current irrigation company and bids would be sought before work is completed. Larkin also noted that the association has ample cash reserves due to lower costs over the past two years.
7. **New Business: Election of Board Directors**
 - Mark Perington introduced John Sparland and Craig Kronberg the two candidates for the two open board positions. No other nominations from the floor.
 - Ballots were handed out and the collected by Elizabeth Doerrfeld.
8. **New Business: Year in Review**
 - Reviewed work performed in 2016; selecting a new management company, conservation maintenance, website development and late fee and fine enforcement.
9. **New Business: Major 2017 Projects/Initiatives**
 - Board member Flanagan discussed the following projects and initiatives:
 - Reconnect irrigation and monument sign lighting after construction on 100th street is complete.
 - 100th St. common area: 1) Plan for new landscaping and other enhancements after the 100th St. reconstruction project is completed in spring of 2017; and 2) consider installing a monument sign for Ashton Pointe at the corner of 100th St. and 68th Ave. that's similar to the existing one at 100th St. and Ashton Dr.

- Continue conservation area maintenance: 1) continue prairie management plan developed by Inger Lamb;
- Continue to expand Association website/email usage.
- Continue to work with Doerrfeld Properties, the new management company.
- Continue to enforce the tree planting covenant.
- Continue Ash tree monitoring and options to treat or replace trees. Sue Olmstead said she will work with the city arborist to determine which Ash trees to save and which may need to go. Spring is the best time to treat for the ash bore.
- Continue covenant enforcement and delinquent fee assessments.

10. Announcement of New Directors

- John Sparland and Craig Kronberg were elected by unanimous decision. Sue Olmstead, Mark Callen and Richard Flanagan will continue their terms as Directors.

11. Open Forum

- Homeowner Dick Finney stated the monument needs cleaned as was stated last year. This was not completed in 2016 due to 100th street construction. Board members stated it should be taken care of, after all road work is completed.
- Finney also stated the association received grant money when they installed the monument on 100th street. Money was received from Prairie Meadows and a Botanical organization and the board should look into this assistance.
- Homeowner Tim Peltzer was concerned with 35 MPH speed limit on 100th street, feels it should be 25MPH all the time not just during school hours. He stated city might consider a change if the association asked for it versus just the property owners along 100th street.
- A suggestion was made that the association should send out a quarterly newsletter. Elizabeth Doerrfeld said she would look into this for the homeowners.
- Norm Replinger mentioned that he had inquired to the city about clearing snow near fire hydrants and although they said they do not clear the snow, shortly afterward the city placed a pole on the hydrant by his house. Perhaps the association should look into this for all hydrants on our association streets.
- Door prizes were drawn for one attendee and one proxy voter.
 - \$50 gift card went to Tim Peltzer (Attendee)
 - \$25 gift card to Galecki Family(Proxy voter)

Adjourn: Dick Finney motioned to adjourn the meeting, it was seconded by Bob Larkin and all attendees approved. The meeting adjourned at 7:50 p.m. The 2018 annual meeting is scheduled for February 5, 2018.

After the meeting the new board met and decided on the following board positions;

President	Sue Olmstead
Vice President	Richard Flanagan
Treasurer	John Sparland
Secretary	Craig Kronberg
At Large	Mark Callen

Motion to approve board was made by Sparland seconded by Kronberg and all approved.