

ASHTON POINTE HOMEOWNERS' ASSOCIATION

MINUTES FROM BI-MONTHLY BOARD OF DIRECTORS MEETING

Tuesday, May 24, 2016

6:30 p.m. at Johnston City Library

- **Call to order:** By Board President Mark Perington at 6:36m.
- **Roll call:** Perington, Larkin, Flanagan, Olmstead, Rath (KPI) present. Callen arrived 7:30pm.
- **Approval of agenda:** Motion Larkin, second Olmstead, all approved.
- **Committee reports:** None

Consent agenda

- Review of March meeting minutes.
- Discussion of March and April financial reports. Rath will confirm what properties have liens due to aged receivables and look to add lien status on future aged receivables list.
- Discussion of KPI communication log.
 - One homeowner is asking for assistance on people walking through their property to get access to the park. Rath will suggest Homeowner contact city to have signs placed along park and Rath will also contact the city to see what can be done.
 - Issue with a property owners grass not being cut. Rath will have a letter sent to the homeowner.
- Approval of consent agenda, motion Flanagan, second Larkin, all approved.

Non-consent agenda

Priority business

- Knapp Properties Cancellation of Management Agreement.
 - Discussion on extending contract until September, 30, 2016 in order to keep second billing for homeowner dues and collection of dues with Knapp, as well as allow more time to coordinate transition to a new management company.
 - Discussed alternate of using an attorney and an accountant and not using a management company. This would require more board member time and an e-mail account for homeowners to communicate with the board.
 - Rath will send the board members a list of duties they typically handle in a management contract so the board can have this when deciding what will be done going forward.
 - Rath advised we would need to supply potential management companies with; Number of homes in the association, current dues and meeting schedule to get rough estimates.
 - Agreed to extend contract with Knapp properties until September 30, 2016, Motion Perington, second Flanagan, all approved.
 - Perington will send an official letter to Knapp requesting contract extension to September 30, 2016 and prepare a schedule of tasks the board will need to consider for this transition.

Old Business

- Transfer of checking account balance to interest bearing account.
 - Transfer was completed 4/11/2016. Knapp staff monitors bank accounts before paying any bills to confirm adequate balance is in the checking account. We can move money into or out of interest bearing account as needed.
- Shed violation – realtor is aware of issue and said the buyer will be given proper disclosure.
- 100th Street Ash Trees- treatment considerations.
 - Olmstead said the city came out to look at ash trees and only two that would not be worth treating. Since spring is the best time to treat the trees for the Ash bore and there is no infestation at this time we will wait for next spring to treat.
- 100th street construction-
 - Irrigation on hold until final grading is done.

New Business

- No discussion

Board member comments:

None

Next board meetings: Tuesday, July 26th at 6:30 p.m., Johnston Library

Adjournment: 7:59pm, motion to adjourn Perington, second Larkin, all approved.