

ASHTON POINTE HOMEOWNERS' ASSOCIATION

DRAFT MINUTES FROM 2016 ANNUAL MEMBER MEETING

Monday, February 8, 2016

6:30 p.m. at Johnston Public Library

1. **Call to order:** By Ashton Pointe Homeowners' Association (APHOA) Board President Mark Perington at 6:33 p.m.
2. **Introductions:** Board of Directors Mark Perington (President), Bob Larkin (Treasurer), Richard Flanagan (Secretary), Sue Olmstead (At Large) and Cyndy Rath with Knapp Properties (KPI) were all present. Director Mark Callen (Vice President) was absent. 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 Cyndy Rath with KPI.
4. **Call of Roll and Certification of Proxies:** Cyndy Rath reported that 21 properties were represented by in-person attendees (8) and proxies (13), satisfying the quorum requirement in the Association by-laws.
5. **Approval of 2015 Annual Meeting Minutes**
 - Dick Finney made a motion to approve, motion was seconded, and all attendees approved the 2015 minutes.
6. **Financial Report**
 - Association Board Treasurer Bob Larkin reported that the Association had \$46,866 in cash on hand on 12/31/2015. Larkin presented the 2016 budget and said that total operating expenses for APHOA in 2016 will be \$40,659 and total income will be \$32,500. This represents an anticipated loss of \$8,159, primarily due to the reinstallation of the irrigation system and work along 100th street. Larkin also noted that the association has ample cash reserves and recent lower maintenance costs along 100th street due to the current street construction.
7. **New Business: Election of Board Directors**
 - Mark Perington introduced Sue Olmstead who was appointed by the board in November to fill a vacant seat. She is the only candidate on the ballot.
 - Dick Finney made a motion to accept the slate of candidates, Sue Olmstead seconded, and all attendees approved.
 - Richard Flanagan made a motion to elect the slate of candidates by unanimous consent, Bob Larkin seconded, and all attendees approved.
8. **New Business: Year in Review**
 - Reviewed work performed in 2015 on conservation maintenance, prairie burn, tree covenant compliance, website development and late fee and fine enforcement.
9. **New Business: Major 2016 Projects/Initiatives**
 - Board President Perington discussed the following projects and initiatives:
 - Coordination with the City of Johnston on 100th St. reconstruction
 - 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 2016; 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; 2) consider creating resting areas along the prairie by installing limestone blocks and or benches.
- Continue to expand Association website/email usage.
- Continue to enforce the tree planting covenant and provide discounts with local nurseries on trees.
- Continue Ash tree monitoring and options to treat or replace trees. Sue Olmstead said it costs approximately \$100 to treat each tree and trees would need at least two treatments. It is usually cheaper than removing the tree and its stump.
- Continue covenant enforcement and delinquent fee assessments.

10. **Announcement of New Directors**

- Sue Olmstead was elected to fill the one director position that was up for election. Mark Perington, Bob Larkin, Mark Callen and Richard Flanagan will continue their terms as Directors.

11. **Open Forum**

- Dick Finney stated the monument needs mold removed and lettering repainted.
- A brief discussion was led by Sue Olmstead about a possible need to update the covenants for the association now that it is fully built up. An established association may want to look at adding more specific verbiage to the covenants on home colors and lawn maintenance. The Board would survey all homeowners at a future date before moving forward with this idea.
- Discussion of why budget for irrigation costs would be so high in 2016. Our coverage (grass area) will increase due to reconfiguration of the sidewalk on 100th street. Also, all new piping for the irrigation system will need to be installed.
- Door prizes were drawn for one attendee (\$40 gift card) and one proxy voter (\$20 gift card).

12. **Adjourn:** Dick Finney motioned to adjourn the meeting it was seconded and all attendees approved. The meeting adjourned at 7:50 p.m. The 2017 annual meeting is scheduled for February 6, 2017.