

ASHTON POINTE HOMEOWNERS' ASSOCIATION **MINUTES FROM 2018 ANNUAL MEMBER MEETING**

Tuesday, February 13, 2018

6:30 p.m. at Crown Point Community Center

1. **Call to order:** By Ashton Pointe Homeowners' Association (APHOA) Board President Sue Olmstead at 6:35 p.m.
2. **Introductions:** Board of Directors Sue Olmstead (President), Richard Flanagan (Vice President), Craig Kronberg (Secretary), Mark Callen (At Large) and Elizabeth Doerrfeld with Doerrfeld Properties were all present. It was noted that John Sparland (Treasurer) had resigned from the board as he had moved late in the year.

Brief review of committees was made (Architectural, Nominating and Social) and that most of these had been dormant due to lack of participation and the Board was performing the needed functions of the Association at this time. Elizabeth's role as Association manager was described, handling day-to-day administrative needs as well as finances and maintenance of the Association website (AshtonPointe.org) that was updated this year.

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 23 properties were represented; in-person attendees (9) and proxies (14), satisfying the quorum requirement in the Association by-laws.
5. **Approval of 2017 Annual Meeting Minutes**

Minor edits were noted as needed to the 2017 minutes. Motion was made to approve 2017 minutes as amended, seconded and all attendees approved.

6. **Financial Report**
 - The Board updated homeowners that work was done in 2017 to update accounts receivables. Elizabeth has worked with homeowners that are overdue on fees to get current, it was noted that in all cases we balance the costs of potential legal fees to collect. In more significant situations a lien can be placed on the home if there is a refusal to pay. In all situations we are trying to work with homeowners to make progress in getting current.
 - Association Board Vice President Richard Flanagan reported Finances as of December 31, 2017:
 - Cash on hand: \$52,587
 - Aged receivables: \$6,992, of 160 property owners
 - i. 3 (~2%) households owe < \$250 (\$325 total)
 - ii. 2 (~1%) households owe > \$250 to <\$1,500 (\$2,026 total)
 - iii. 1 (~.2%) households owe \$4,642 (sm claims judgment)
 - iv. Aged Receivables decreased \$1,905 from 2016
 - Flanagan then reviewed 2017 expenditures. The association had one-time costs in 2017 to reinstall irrigation along the now completed 100th Street. Most of the equipment needed replaced after sitting for two years. Some cost savings were made by not reinstalling the lighting for the monument sign at 100th and Ashton Drive due to the brightness of new LED lighting at the roundabout. There were

also some costs to update the website which had not been done for a number of years.

- We treated Ash trees this year and four trees were removed.
- For 2018 the main unique costs would be additional irrigation and maintenance of the new grass along 100th Street and a burn of the Prairie this spring as prescribed in the maintenance plan. It has been 3 years since the last burn. Current budget projects being overbudget by \$11,800 leaving \$40,741 in reserve.
- The board mentioned that original plan was to place a monument stone at the 68th Street entrance to the neighborhood off of 100th street on the northwest side of the association. This is not being pursued as quotes were \$15,000 and did not feel the best use of resources to the Board. The homeowner on the south end of that entrance has agreed to allow the association to maintain the landscaping in the planter at the entrance.
- The board discussed items that were being considered to improve the overall look of the neighborhood like benches in the prairie area or maintaining mailboxes. Mailbox maintenance was discussed, noting that with the age of the homes some were in need of maintenance. No investigation of costs/budget for mailboxes has been done at this point. Some comments were that it did not seem like the best use of funds given some homeowners were replacing as needed with the specified mailboxes to maintain a uniform look. Further investigation will be made into potential costs before any further action.

7. New Business: Election of Board Directors

- Mark Callen will be ending his term this year and as noted previously John Sparland recently moved. Richard Flanagan is also at the end of his term. No nominations were made from the floor. The role of the board members was discussed, meeting every other month to conduct the business of the board and have occasional email correspondence with Elizabeth. Richard Flanagan was open to serving another term to keep the board functional. Nomination of Richard Flanagan was moved, seconded and approved unanimously by all members present.

8. Other Business:

- Board member discussed the following projects and initiatives:
 - Review of the homeowner survey was done, there were 27 responses. The following topics were raised within the survey:
 - 50/50 split opinion of association taking over mailbox maintenance
 - 2 requests to consider allowing sheds on properties
 - 2 requests to consider restrictions on paint color
 - 2 requests to consider rules and enforcement of home and yard maintenance
 - 1 request to extend time allowed for boats/campers in driveway
 - 16 favored dues once a year, 7 favored keeping twice a year
 - Board discussed doing reviews and enforce the tree planting covenant in 2018.
 - Continue covenant enforcement and delinquent fee assessments.
 - Efforts to improve website and email correspondence to save on mailing costs.

9. Open Forum

- Door prizes were drawn for one attendee and one proxy voter.

\$50 gift card went to Norman Repplinger (Attendee)

\$25 gift card to Brad Small (Proxy voter)

Adjourn: The meeting adjourned at 7:45 p.m. The 2018 annual meeting is scheduled for February 4, 2019.