

Minutes – Long Form –Prepared by Sharon Manuel

Official Votes in Blue, at End

Note: These Long-Form notes are for the Board

The Official Minutes are provided separately by Mallory Dotson, HOA Board Secretary

**Ashley Village Owners Association Annual Members Meeting**

Held Via Zoom September 22, 2021 Started at 6:30 pm, Ended around 8:20 pm

Meeting conducted on behalf of the **Ashley Village Owners Association (AVOA)** by Sharon Manuel, former AVOA Treasurer and Interim President. Sharon sold her house a few days prior to this meeting, and is no longer a member of the Association nor on the Board. She volunteered to conduct the meeting with the approval of the Board, and to continue to assist the Board as it transitions to a new set of officers.

Present at the meeting: Sharon Manuel (non-member), Mallory Dotson, Brady Doll, Ian Graham, Marty Williams, Monterey Anthony, Dianne Gollhofer, Adam Kraft (6 Lots), Alan Riddle, Candace Shearer, Robert Luo, Robert Heye, Marie Deitrich, Devin & Tainasha Santiago, Kevin McGinnity, Katherine Parker, Alecia & Lauren Grant, Ashley Hurkman, plus Proxy for Becky Stephens and Lisa Mayo. Total of 24 Lots represented.

1. Sharon announced that Mallory had Proxy vote for Becky Stevens and Lisa Mayo.

2. Introductions of Board Members.

3. Sharon announced that she is no longer on Board as she has sold her house. She asked and received Mallory Dotson's and the Board's approval to run this meeting.

4. Review of Minutes for Sept 2020 Annual Meeting. Minutes were approved.

5. President's Report - about last year from former Interim President Sharon Manuel:

- Not a lot was done last year, due to Covid.
- We did not have the big Community event/party, due to Covid
- We continued to collect on some previously unpaid HOA fees.
- Very few members brought issues or concerns to the committee.

[some meet and greet among members as we tried to resolve some technical issues]

6. Treasurer's Report from 2020-2021 Year– from former Treasurer Sharon Manuel

- **Alley Fund** started July 2020 with \$19,266 and ended June 2021 with \$21,141. [The Alley Fund is funded by contributions from the "Alley Properties" and meant to be used for eventual alley roadway repairs.]( \$75 per year for last few years, increased to \$83 for 2021-2022).

- **General Fund** (each Lot contributes to this; fees have been \$132 for the last few years and increased to \$145 for 2021-2022).

- We started June 2020 with \$17,900 and ended June 2021 with \$21,937.
- We had expected to take in \$8,140 in Annual Fees. While 2 owners did not pay their dues, we received some back fees such that our total income was \$9,763.
- We had budgeted to spend \$10,000. but only spent about \$5,000. The reduced expenditures were largely because we had budgeted to hire a lawyer to look into putting liens on houses because of past due fees, and budgeted to complete some large park maintenance if necessary, but did not have do those projects (partly due to Covid, and partly because those projects required more volunteer hours than the Board could collectively contribute).

## 7. New Business

- **Community Party:** Discussion of ways to have a good community event, to help build community spirit. We have more money now to spend on such an event. Brady talked about maybe bringing in an icey-truck and having a block party. Sharon had suggested using the Alley. Long-time residents Monterey Anthony and Alan Riddle talked about past use of the Alley for an Ashley Village party. Dianne G. talked about a potluck in the past, though that might not be a good idea because of Covid. There was discussion about maybe planning such a community event for the Spring, as there isn't much time to plan for the fall.
- **Demand/Request forms from Realtors or Title Company.** Sharon explained that when someone puts their home on the market, the Realtors and/or Title Companies (sometimes the owner) request information about the HOA, the status of the Homeowner's payment, etc. To date, the Treasurer (Sharon Manuel) has been responding to those requests. That can take considerable time, as there are extensive questions now. Sharon proposed that we send these requests the Bookkeeper and charge whoever requests this information. This proposal was supported and after some discussion we agreed to charge \$35 to \$50 which would cover the bookkeeper's cost, assuming it would take her ½ hour or less on average, and we her rate is \$70/hour.
- **Maintenance of Trees in the Parking Strips.** Individual homeowners have the responsibility to make sure that trees in their parking strips do not block traffic or harm the sidewalk. The tree issue is between the homeowner and the County or City. Sharon suggested that while it is not our legal responsibility, Ashley Village might consider grants to homeowners help pay for such maintenance. Much discussion ensued. Apparently, the original builders put the wrong type of trees in – ones that destroy the sidewalk and grow into the lots. The upshot is that there was not support for this proposal. We did discuss the idea that the HOA could ask for proposals to remove several trees (at the homeowners' expense). Alan Riddle said that homeowners may want to have raised sidewalks ground down.

## 8. Election of Board Members Mallory Dotson, Brady Doll, and Ian Graham have been acting as Board Members.

Monterey A. made a motion to elect these three as official Board officers. Marty W. seconded. The motion passed unanimously.

The Board decides who holds which offices.

## 9. Sharon Manuel offered to keep helping the Board in a volunteer basis – to keep doing what she has been doing. This received support from the Board and membership.