

## **11-19-24 Ashton Place Annual Meeting**

Charles Smith – President called the meeting to order at 7:01pm

Charles thanked everyone for coming out. Introduced the current Board:

AJ Staebell – Vice President

Stacey Worrell – Treasurer

Barbara Walker – Secretary

Laraine Gill-Flood – Board Member

Randy Norris – Owner of CEPSCO

Madison Mann – Association Manager

Randy Norris did roll call

11 lots represented

Quorum is met

Proof of notice was mailed. CEPSCO mailed to themselves and envelope was present

Randy stated that there were no minutes from the 2023 Annual Meeting. Requests were made to the previous company. GO Property stated no minutes were furnished to them.

### **Officer Reports:**

Presidents Report:

Charles stated that the Board unanimously agreed to part ways with GO Property Mgt earlier this year. Many items were not being addressed. Through discussion decided it was time to look for a new management company. After reviewing a few different companies, the Board contracted with CEPSCO for a June 1 start. Charles addressed the flooding/drainage in the neighborhood. Board was notified in June that the flooding last year has not been fully addressed by the previous Board and Management Co. GO stated this has been handled while the Board decided to review further after further complaints made. During research, found that the storm water permit had expired a few years ago. This led to hiring an engineer to inspect the ponds fully and submitting the needed paperwork and fees to renew the permit. During the inspection, found a few items that needed repair, however the ponds are working as designed. DOT has been made aware of a few items on their side on King Road that needs to be addressed. They are aware, however after the recent storm in the Western part of the state, we are now on hold. Charles is continuing to reach out and make sure this does not slip by. With the addition to the subdivision behind Dunlop, their pond also empties into King Road. This area clearly is a high spot. Along with the manhole cover that is sinking as you leave the back gate and the cleaning out the pipes as the water enters King Road. Board hired an engineer to put a camera throughout the system. A few areas has some silt build up that will need to be cleaned out. Not enough that warrants a problem with the water flow as heavy rains come in. The cameras did see that the pipes in homeowner's yards that connect to the road are corrugated pipe. These have a 10 year life span. These pipes are homeowner responsibility. We are at that point where homeowners will need to look at repairs if needed. These pipes were installed by the developer to help mitigate standing water. As the Board gets more information, this will be passed along to keep the homeowners updated.

No further report.

### **Financial Report:**

Stacey stated that a CD has been purchased as interest rates are still not very high on savings and money market accounts. This is a 6 month CD for 4%. Another item to add to the drainage in the community. The ditches have not been maintained over the years and have slowly filled in. These ditches by the bridge at the front of the neighborhood will need to be dug out and a ½ pipe will be installed. Board looking to address this in the upcoming year.

The Balance Sheet and Income statement is available each month for the homeowners to review on the CEPCO site. Currently five homeowners have not paid the last four quarter of dues. Currently CEPCO is doing debt /lien verification on these. When a lien is place, this is to make sure that the HOA does receive the funds if the homeowner files for bankruptcy. This protects the HOA.

No further report.

No other committee reports.

### **2025 Budget Approval**

The 2025 budget shows an increase to \$140 a quarter from \$125 a quarter.

Following questions were addressed:

ACH is offered and can sign up on the CEPCO portal. This will automatically update for anyone currently using this service.

Homeowner addressed the landscapers parking at the front entrance and on the curve by the park. CEPCO will reach out in regards to parking to not block or view for vehicles entering and leaving the neighborhood.

Charles reminded everyone that all contracts are reviewed annually.

Question was raised if it is up to Board members on who gets a violation. Answer is NO! The CC&R's that all homeowners received at closing clearly states what is allowed and not. The Board is currently working on guidance to help with this. Look to have this sent out to the homeowners. Once this is sent, CEPCO will be doing a full inspection of each lot. A simple letter will be sent explaining what needs to be done in order to be in compliance. A few months will be given at this time before any violation letter is sent. Board is willing to work with homeowners as long as they reach out and keep open communication.

Currently the Board has spent over 20k on fence repairs. This will be an ongoing expense for the HOA. A current quote of 185k was given to replace the entire HOA outer perimeter fence line. This is currently not an expense we believe the homeowners are willing to take. Board will continue to look at any repair requests as they come in.

With no further questions, Randy Norris stated a quorum has been met, Budget is approved.

### **Election of Directors**

Randy Norris stated that there are currently two open seats. Two nominations have been received:

Kristi Brown and Renee Moore

Acclimation to appoint without a vote.

Welcome our two new members. Thank AJ and Barbara for their service.

### **New Business**

Bricks not smooth when walking around the park on the sidewalk section. This area is due to the roots from the trees pushing the bricks up. Board will address this spring.

Homeowner asked if speed bumps can be put in. Vehicles are driving fast through the neighborhood. Children are playing. These slow down emergency vehicles and cause repairs to the roads that the HOA owns since this is considered a private neighborhood.

No other items, Charles Smith made a motion to adjourn. Stacey Worrell Seconded. Motion Passed. Meeting adjourned at 8:05pm