

# ASHBROOK PLACE HOMEOWNERS' ASSOCIATION

## Annual Meeting Minutes

The Annual Meeting of the Ashbrook Place Homeowners Association was held on March 25, 2019 at Centerville Library, 111 W. Spring Valley Rd., Centerville, OH. A quorum being present, the meeting was called to order at 7:03 pm.

**Attending:** Peter Sampogna, president  
Marc McNulty, secretary  
Paul LeSaint, treasurer  
Mike Kroger  
Greg Battisti

**Absent:** Bill Hazel

### **Approval of minutes:**

A motion was made by Pete to approve the minutes; a second was made by Marc and the minutes were approved.

### **Financial Review**

Six residents have not paid their annual dues as of March 25. Paul provided a financial report and stated that the association is in good order financially.

There weren't any additional major expenses in 2018; legal fees incurred were new due to the way the association is still handling residents who don't pay their annual fee. There was a minor increase to landscaping expense but water and insurance decreased.

### **Updates**

Greg gave a landscaping update and said that three bushes will be replaced by Rindler. A tree recently fell down and we had to pay Rindler to replace it. The association isn't going to replace it as of right now.

Marc gave a pond update and stated the lake management team has already been out to both ponds. The fountains are 2-3 weeks away from being installed and activated.

## **New topics**

The board discussed the Chelsea Trace sign, as a resident asked if we can replace it. A motion was made by Pete and seconded by Greg and the board agreed to keep the sign in place until it is no longer functional. However, the board is going to consider getting estimates to replace the sign with something that looks similar to the other two signs.

The board also addressed an email sent by one of the residents who is building a fence on their property line. The board is only responsible for the common areas and any disputes in this regard should be handled by the individual residents.

A motion was made by Paul to have our attorney review our bylaws to see if any updates need to be made. Pete seconded it; it passed unanimously.

## **Election**

Pete, Mike, and Paul are going to reach out to several residents who might want to run for a board position.

## **Additional Topics**

The board discussed whether or not the financials should be audited. Greg noted that the bylaws do not require it and that the board has open access to the financial reports throughout the year. The other board members agreed that an audit is not necessary at this time.

Pete reminded the board that the annual meeting needs to be set with the library in December, as they require three months' notice to reserve the conference room.

Greg made a motion to close the meeting; Paul seconded. It was unanimously approved. The meeting adjourned at 7:34 PM.

Respectfully submitted,

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Marc McNulty, secretary  
Ashbrook Place Homeowners' Association

Minutes accepted by the APHOA Board of Trustees.

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Peter Sampogna, president  
Ashbrook Place Homeowners' Association

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Date of approval