

# ASHBROOK PLACE HOMEOWNERS' ASSOCIATION

## Annual Meeting Minutes

The Annual Meeting of the Ashbrook Place Homeowners Association was held on March 6, 2017 at Centerville Library, 111 W. Spring Valley Rd., Centerville, OH. A quorum being present, the meeting was called to order at 7:06 pm.

**Attending:** Peter Sampogna, president  
Paul LeSaint, treasurer  
Louise Guglielmetti, secretary  
Mike Kroger  
David Huff

The lot owner sign-in sheet is attached.

### **Approval of minutes:**

The minutes of the previous meeting were approved as distributed.

### **President's Report:**

Peter thanked all homeowners present for coming. In addition to the board members, homeowners representing six lots were present.

Board member Greg, reported to Peter that \$2,000 was put into landscaping around the entrances. He also said that the APHOA has renewed with Rhindler for another three years.

### **Secretary's Report:**

The annual dues mailing was sent out January 15<sup>th</sup>.

### **Treasurer's Report:**

The treasurer's financial statement is attached. Paul offered to show any financial information to lotowners if they have any questions.

The APHOA expenses are staying about the same as last year.

The APHOA received a rebate from our former insurer, since we got a lower cost policy. There is presently one lien which has been carried over from last year.

### **Old Business:**

1. Pond Report – David reports that the costs of maintaining both ponds has actually gone down this year. The back (South) pond had problems with too much phosphorous, but ATAC has added bacteria to break down the algae and both ponds are now healthy.

### **New Business:**

#### **1. Questions from floor -**

- a. When does the board decide to raise dues?
  - i. Paul said we look at the balance at the end of the year, and if we have one year's expenses in arrears covered we do not raise the dues.
- b. What actions are going to be taken about the landscaping between the houses on Social Row Road and Meadow Pond Court?
  - i. Member(s) of the board will meet with the homeowner to verify what actions are being requested and determine if any screening can be installed
- c. What were the results of the shed survey?
  - i. Paul answered that we needed 75% of the lotowners to vote to have sheds to change the by laws. There were only 13 respondents out of 213 lot owners. The postcard shed survey was not sponsored by the board.

### **Committee Reports:**

1. Nominating Committee – Three nominations were submitted to the committee. They were Clayton Burkle, Bill Hazel, and Marc McNulty.

All 12 respondents voted for Bill Hazel and Marc McNulty.

*Motion:* Peter mentioned that the board accept these new board members.  
Seconded by Louise.

Teller Report filed with secretary.

### **Adjournment:**

The meeting was adjourned at 7:48 pm.

Respectfully submitted,

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Louise Guglielmetti, 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