

Ashland Community Association Meeting

December 8, 2015

Present:

Board members: Carol Christmyer, Steve Warner, Drew Nagle, John (Dino) Gavin, Judy Phillips - WPM

Community members = 11

The meeting was called to order by President, Drew Nagle

Drew introduced the members of the Board for the benefit of community members

Treasurer's Report: Dino reviewed the highlights of the budget review:

- Assessments will remain the same for the upcoming year
- Reserves are in good shape
- The biggest variable in the budget is snow
- We are at about 71% of the budget expenses for the year. With the inclusion of snow, we are at nearly 90%

There was a question about bad debt expenses:

- These expenses are listed as receivables
- We are currently in negotiations with the homeowner to collect. This is part of the operating budget
- There is a lien on the property and we are now considering foreclosure procedures

It was suggested that in the future we take court action before indebtedness becomes \$5000. This way we can settle our issues in small claims court without the expense of attorneys.

There was a question about how we decide the number of years that pass before we need to repaint:

- We will consider how to push the timetable out. We are considering increasing the time between the painting of siding and keeping a timetable on the trim (white)

A motion to approve the budget was made and the budget was subsequently approved

President's Report:

Drew discussed ongoing projects in the community:

- Nine trees have been removed
- The retention pond and it's contributing drain have been cleaned out by Brickman
- Trees around street lights have been trimmed to provide better lighting
- The drainage problem behind Stone Row Court has been resolved with French drains and underground pipes
- The 30-year reserve study was done 5 years ago. We don't have major projects due for another five years or so

A question was asked about Buildings and Grounds: They will have a report soon after they have finished going through the entire community.

A question was asked about fencing and new fences that have been erected at Stone Row:

- This fencing was approved because it matches the fence at the southern end on the stone row
- Drew pointed out that this issue like all others are made in consideration of maintaining property values in the community

The architectural committee did not have a report but the fact that several houses had hail damage was mentioned. Drew reminded everyone that when replacing roofs in the townhomes, all must use the same material.

A question was asked about the water main damage and the patch in the road:

- Drew reported that the patch will be resurfaced and smoothed once it has sufficiently settled

A suggestion was made that we request that the roads in the community be resurfaced since we have so many patches.

Drew concluded his report and opened the discussion to the floor for any other issues:

- The idea of a gated community was discussed. Jack Morris pointed out that this discussion had occurred some time ago and that the idea was rejected because such a move would have made us responsible for the maintenance of all roads in the community
- It was noted that shingles are falling off houses. Some individual homeowners are using a more durable substitute for the cedar shingles. These have been approved. If townhomes wish to do the same, the entire group must agree to having this done together. An exception has been that some chimney siding has been replaced with the substitute.
- There was a question about the trail median behind the Stone Row. We have had a hard time coming to an agreement with DNR about that area. They want us to maintain it, but it is still their property
- A concern was raised about snow blowers being used on and damaging sidewalk steps. It may be a good idea to talk to Brickman about this issue ahead of the first snow
- Water is not draining into storm drain behind 8 Ferrous Court. The hill is sliding down and the parking pad is sinking.
- A question was asked if we can do something about safety around the church on Paper Mill Road: rumble strips, a light?

After no further questions or concerns the meeting was adjourned at 8:15

Respectfully Submitted:

Steve Warner, Secretary