

ASHTON VILLAGE HOA
MINUTES OF THE BOARD OF DIRECTORS MEETING
JANUARY 31, 2022

CALL TO ORDER: After proper notice was given of the meeting which is attached as Exhibit "A", the meeting was called to order by Paul Coleman at 6:08 p.m. Directors present were Paul Coleman, Kyle Frese, and Bob Myers. Kim Stewart representing VanMor Properties, Inc. and one homeowner were also present. Eric Bennington and Kendall Talley were absent.

APPROVAL OF MINUTES: The Board reviewed the minutes of the Board of Directors meeting and Annual Meeting of Members held on October 18, 2021. Paul Coleman made a motion to accept the minutes as submitted. The motion was seconded by Bob Myers and unanimously approved.

OPEN HOMEOWNER DISCUSSION:

- Home in 3100 block of Ashlock Drive has fire damage and debris lying in the yard. Management to send letter to ask them to clean up debris and secure home.
- City of Houston – Speed pillows and road repairs. Paul Coleman to send a letter to City Council Member Tiffany Thomas requesting an update to our previously requested repairs, etc.
- Landscaping at the park – Kyle Frese will contact a landscape architect to draw up plans to improve the landscaping at the park and around the clubhouse.

COMMITTEE REPORTS: None.

MANAGER'S REPORT: Kim Stewart presented the financial report for period ending December 31, 2021.

UNFINISHED BUSINESS:

- A. The Board reviewed Property and Improvement Maintenance Standards guidelines that were recently adopted and discussed how to best implement the new guidelines. Paul Coleman will prepare a letter to be included with the 2022 Pool Registration notice regarding the recently adopted policies.


NEW BUSINESS:

- A. **2022 Pool Contract:** After review, Bob Myers made a motion to approve the contract with Lone Star Pools in the amount of \$8,908.66. The motion was seconded by Paul Coleman and unanimously approved.
- B. **2022 Management Contract:** After review, Kyle Frese made a motion to approve the contract with VanMor Properties, Inc. for \$1,000 per month. The motion was seconded by Paul Coleman and unanimously approved.
- C. **Playground Repairs:** The Board reviewed a proposal from McKenna Contracting to add kiddie cushion at the park at a cost of \$3,600 and to replace the blue trash can at a cost of \$975. After discussion, it was agreed to proceed with the kiddie cushion installation. The Board will have the trash can replaced by another contractor.
- D. **Pool Drains:** The Board reviewed a proposal from Lone Star Pools to replace the pool drains as required by law. After discussion, it was agreed that Management should solicit additional bids.
- E. **Deed Restriction Violation Procedure:** The Board reviewed and approved a deed restriction violation procedure to approve turning accounts over to the Association attorney for enforcement action including, but not limited to, filing a lawsuit if the homeowner fails to request a hearing or bring the violation into compliance 30 days following the 209 demand letter being sent. All Board Review matters will be sent to the Board on a monthly basis before accounts are actually turned over to the attorney for enforcement action.
- F. **Collections:** The Board reviewed delinquent accounts and approved turning the delinquent accounts over to the attorney to pursue collection, including, but not limited to: filing an Application Seeking an Expedited Order for Foreclosure, posting for foreclosure, and proceeding with foreclosure sale if the homeowners fails to request a payment agreement, request a hearing or make full payment 30 days following the expiration of 30 days following the 209 collection letter which will be mailed in March 2021.

SET NEXT MEETING: The next meeting was scheduled for April 18, 2022.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:42 p.m.

Respectfully Submitted,


Amanda Putman, Acting Secretary