

Ashton Village Homeowners Association  
Minutes of the Board of Directors Meeting  
January 19, 2023

**CALL TO ORDER:** After proper notice was given, Kyle Frese called the meeting to order at 6:33 p.m. Directors present were Kyle Frese, Bob Myers, Kendall Talley, Megan Hebert and Thomas Hensarling. Amanda Putman and Brittany Headley, representing VanMor Properties, Inc. and thirteen homeowners were also present.

**APPROVAL OF MINUTES:** The Board reviewed and approved the minutes of the Board of Directors meeting held on October 18, 2022.

**MANAGER'S REPORT:** Amanda Putman presented the financial report for period ending December 31, 2022.

**UNFINISHED BUSINESS:** Kyle, Kendall and Megan are still soliciting bids for shade structures at the pool.

**NEW BUSINESS:**

- A. **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.
- B. **Collections:** Review delinquent accounts and approve suspending an owner's rights to use the amenities, turning 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 fail to request a payment agreement, request a hearing or make full payment 45 days following the 209 collection demand letter which will be sent out in March of 2023.
- C. **Reserve Study Bids:** Tabled until further notice.

**OPEN HOMEOWNER DISCUSSION:**

- Kyle Frese gave a recap of information previously provided by Councilwoman Tiffany Thomas.
- Home in 3100 block of Ashlock Drive still has fire damage and debris lying in the yard.
- Residents proposed a "block party" event
- Kendall Talley announced the need for block captains.
- Furniture and rubber mulch for the playground.

**ACTION TAKEN SINCE LAST MEETING:**

- Clubhouse a/c gate was replaced and rekeyed to match the rest of the common area gates, and a new lockbox was installed on the front gate along with seven extra keys - \$550.00
- Secured back gate of a vacant home with a pool, in the community - \$165.00
- Repaired discharge leak on baby pool, along with melted discharge pipe on the #1 system, and repaired the chlorinator - \$508.92
- Complete access system upgrade approved - \$13,320.00
- 911 phone replacement - \$295.00
- Comcast Service Order Agreement to include install/buildout approved - \$301.00

- Approved destroying outdated files that the Association is currently paying to store (saving the Association \$87.95/month in storage fees) - \$617.60
- Clubhouse door/lock was repaired. \$204.00

**SET NEXT MEETING:** The next meeting was scheduled for April 20, 2023.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

*Amanda Putman*

Amanda Putman, Acting Secretary