



ASHTON VILLAGE HOMEOWNERS ASSOCIATION
NOTICE OF BOARD OF DIRECTORS MEETING

DATE: January 25, 2024
TIME: 6:30 p.m.
LOCATION: Ashton Village HOA Clubhouse
3246 Ashlock Drive
Houston, TX 77082

Join Zoom Meeting:

<https://us06web.zoom.us/j/4979515730?pwd=tHaTzG3NddEm8g5ExkH0BIL0xSqlKT.1&omn=85289185243>

Meeting ID: 497 951 5730

Passcode: 7102

This shall serve as notice of the Board of Directors meeting, date, time and location shown above.

1) Call Meeting to Order

2) Approval of Minutes

- Board of Directors Meeting held August 17, 2023
- Annual Meeting of Members and Board of Directors meetings held November 2, 2023

3) Manager's Report

4) New Business

- (a) 2024 Pool Contract
- (b) 2022 Audit Representation Letter
- (c) 2023 & 2024 Audit and Tax Engagement Letter
- (d) Tree trim bid
- (e) Texas Pride Variable Energy Charge Contract
- (f) Deed Restriction Violation Procedure - Adopt a 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 thirty (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.
- (g) Collections – Review delinquent accounts and approve suspending an owner's rights to use the amenities, turning delinquent accounts over the attorney to pursue collection, including, but not limited to filing a full judicial lawsuit, 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 being sent out.

5) Action Taken Since August Meeting

- Sweetwater Pools – broken chlorinator \$2,473.32
- Adventure Playground Systems – pool shade final balance due \$8,686.72
- City Maintenance – adjust gate and door lock \$225.00
- 30.07 Sign – purchased by VanMor, reimbursed by the Association \$308.09
- Kendall Talley – reimbursement for 4th of July community event \$647.62
- Robert Myers – reimbursement for conference microphone and play sand \$284.38
- Action 1 A/C Heating – clubhouse A/C repairs \$710.00
- SOS Home Solutions, LLC – 50% deposit for remodel \$10,087.50
- SOS Home Solutions, LLC – Draw # 1 for remodel \$8,070.00
- Charlie’s Plumbing – unclog toilet \$217.89
- Sweetwater Pools – leak detection test \$600.00
- Southern Lawn Service, Inc. – esplanade irrigation repair \$538.54
- McKenna Contracting – install Kiddie Cushion \$4,221.75
- SOS Home Solutions, LLC – Draw #2 for remodel \$2,018.00
- Sweetwater Pools – skimmer replacement \$1,550.00
- S-Tech Solutions – clubhouse remodel/clean-up, cabinet install, access control \$6,626.46
- SOS Home Solutions, LLC – A/C repairs, remodel additional expenses \$2,485.00
- SOS Home Solutions, LLC – storage door lock replacement \$150.00
- Hy Power Electric – clubhouse remodel/electrical work \$5,340.00
- Sweetwater Pools – replace motor bearings, impeller, seal & O'rings on #4 system \$1,533.58

6) Open Homeowner Discussion – This section is intended to provide members an opportunity to give input to the Board of Directors. The Board will take any input under advisement but may not respond immediately as they proceed with the planned business of the Association. The Board reserves the right to limit this section of the meeting to a time they believe is appropriate.

7) Set Next Meeting – Thursday, March 18, 2024

8) Adjournment