

ASHLAND CONSERVANCY, INC.
BOARD MEETING MINUTES
February 21, 2023

The Ashland Board of Directors meeting was held at the Community Center on Monday, February 21, 2022. The meeting was called to order at 6:28 PM.

BOARD ATTENDEES:

Dave Costa – President Frank Falgiano – Vice President
Melody Buba Steve Matias
Mark Solomon

BOARD ABSENTEES:

none

OTHER ATTENDEES

Jeffry Gardunio – General Manager
Katrina Erb-
Michelle Weisbrod -
Open Space Chairman Kyle Richardson
Pool Committee Chairman Torrey Hubred
One owner was in attendance.

APPROVE MINUTES

Moved to: Approve the Board meeting minutes from January 2023
Moved by: Vice President Frank Falgiano
Seconded: Steve Matias
For: All Against: None
MOTION PASSED

RESIDENT OPEN FORUM

The Board offered time to owners in attendance. He thanked the Board and stated he was there for attendance only.

COMMITTEE REPORTS

Board Officer Reports

Nothing to report.

ARCC - Chairman Robert Wright was not in attendance. The next ARCC meeting will be March 1, 2023, 7pm at the Community Clubhouse. Hearings are being performed as needed. Management provided logs to the Board. More volunteers are needed, and owners can contact the management office if they wish to help.

Events Committee – Chairman Kachia Wright was not in attendance. Proposals for the fall festival equipment were provided. The Board asked for details. Contracts for Christmas lights were provided.

Newsletter Committee –March and April submission due by February 24, 2023. More volunteers are needed, and owners can contact the management office if they wish to help.

Pool Committee – Chairman Torrey Hubred gave recommendations for new pool furniture. He recommended doing a single purchase of everything rather than an incremental year over year replacement. The Board approve the request to get a contract from Pool Furniture Supply as long as it does not exceed \$21,000 that is budgeted from the reserves.

Open Space Committee - Chairman Kyle Richardson provided the Board with three new contracts to build a 20 X 20 concrete pad with pergola. The Board decided on the material of the project and asked the Chairman to get a proposal from two vendors for just the recommended items for the next meeting. More volunteers are needed, and owners can contact the management office if they wish to help.

Welcome Committee - Chairman Traci Cosio was not in attendance. More volunteers are needed, and owners can contact the management office if they wish to help.

Communications Committee - Chairman Traci Cosio was not in attendance. More volunteers are needed, and owners can contact the management office if they wish to help.

OLD BUSINESS:

ARC Guidelines – Solar Panels. The Board reviewed proposed changes to the existing Solar Panel Guidelines updated by Legal Counsel and Director Buba. The Board recommended revisions of the Resolution and continue working on changes.

NEW BUSINESS:

Fall Festival Proposal. The Board requested detailed pricing on the rentable items. The Board will consider the proposal at the next meeting.

Christmas lights. A motion was made by Vice President Frank Falgiano and seconded by Director Steve Matias to approve the proposal from Excellent Exteriors for \$3,399 per year for three years to decorate the clubhouse with lights per the agreement. This contract is budgeted through the reserves account.

Pergola Project. The Board selected two vendors and asked the Chairman to update the vendors on specific items and not to exceed the budgeted amount from the reserves account.

Pool Furniture Proposal. A motion was made by Vice President Frank Falgiano and seconded by Steve Matias to approve the proposal from Pool Furniture Supply to purchase the items described in the quote under \$20,000 with the alteration of 60 chairs, umbrellas in forest green, and add three red lifeguard umbrellas. The contract is budgeted from the reserves account.

MANAGEMENT REPORT:

Management provided The Board with an update calendar of events, contract timeline, and to do list.

FINANCIALS:

Management reported January's financials and advised its goal to have reserves fully supported by cash and investments is on track.

The Board voted unanimously to close the CD accounts with John Marshall and transfer funds to the Lennex Group as recommended by First Service Residential financial team.

EXECUTIVE SESSION:

The Board went to Executive Session to discuss legal items, personnel, delinquency, owner challenges, and open forum requests.

NEXT MEETING:

Monday, March 20, 2022, at 6:30 p.m. – Ashland Community Center.

Approved D. W. Costa

President Dave Costa

Ashland Board of Directors