

ASHLAND CONSERVANCY, INC.
BOARD MEETING MINUTES
April 17, 2023

The Ashland Board of Directors meeting was held at the Community Center on Monday, April 17, 2023. The meeting was called to order at 6:30 PM.

BOARD ATTENDEES:

Dave Costa – President, Steve Matias, Melody Buba

BOARD ABSENTEES:

Frank Falgiano – Vice President, Mark Solomon

OTHER ATTENDEES

Jeffrey Gardunio – General Manager
Michelle Weisbrod – Regional Manager
ARCC Chairman Robert Wright
Welcome and Communications Chairman Traci Cosio
Open Space Chairman Kyle Richardson
Six owners in attendance.

APPROVE MINUTES

Moved to: Approve the Board meeting minutes from March 2023
Moved by: Director Melody Buba
Seconded: President Dave Costa
For: All Against: None
MOTION PASSED

RESIDENT OPEN FORUM

One owner gave time to his son. He asked the Board to approve an Eagle Scout Project to install a pull up bar at the playground in Fincastle Park either in the tot lot area or next to the basketball court. The Board approved the project in executive session with the condition the pull up bar is placed in tot lot area with mulch, that there is a way kids can climb up to the bar, and the Eagle Scout fully funds the project. Director Matias volunteered to be the point of contact.

A second owner asked the Board to remove a tree in conservancy property behind his home. Management previously provided the owner with the tree resolution adopted in 2015. The Board declined the request in executive session.

Lastly, a third owner requested the Board repair a retaining wall near his property. The Board asked management to research who owns the wall.

COMMITTEE REPORTS

Board Officer Reports

The Board approved Melody Buba to be Secretary of the Board by a vote of 2-1.

ARCC - Chairman Robert Wright updated the Board. Robert Martin resigned due to selling his home. Robert and his wife Sandy were original owners and have been active members in Ashland since 2001.

Applications are ongoing and approved per guidelines. The next ARCC meeting will be May 3, 2023, 7pm at the Community Clubhouse. Hearings are being performed as needed. Management provided logs to the Board.

The ARCC will begin reviewing the ARCC Guidelines 2015 and provide recommendations for a re-write.

Events Committee – Chairman Kachia Wright was not in attendance. The Board approved the final proposal from Astro Jump for \$2132 from the social activities expense account. The community yard sale is April 29, 2023, and May 5, 2023, for a rainy day. Summer kickoff schedule for June 6, 2023.

Newsletter Committee – May and June newsletter will be delayed. Alex will be out of office. More volunteers are needed, and owners can contact the management office if they wish to help.

Pool Committee – Chairman Torrey Hubred updated the Board. A draft of the pool rules was given to the Board for recommendations and approval. The Board will vote online for the final version. The pool furniture was delivered and Swim Team helped move it. The Chairman recommended accepting the proposal from OCCS to acid wash the pool. The Board will vote by email. The Swim team requests 20 old chairs from the Association to use for pool meets. The Board approved 3-0. The Chairman said the old furniture will be sold at a later time. CellBadge is running and registration can begin by early May. Director Buba and Chairman Hubred will assist on two Saturdays.

The Board approved management to purchase a leaf blower under \$200 from expenses to maintain the pool. The Board approved management to purchase an upgrade to the Wi-Fi for \$177 from the expense account. The Board approved the acid wash for \$1250 from the reserves 3-0.

The Board reviewed pool rules for 2023 and discussed amenities waiver for home owners so tenants can use the pool. The Board will vote by email to approve the final versions.

Open Space Committee - Chairman Kyle Richardson provided the Board an update on the Pergola project from DeckFix, to build the pergola and stamped concrete pad. The funding is budgeted from the reserves.

Welcome Committee - Chairman Traci Cosio updated the Board. More volunteers are needed, and owners can contact the management office if they wish to help. Two homeowners attending the meeting have volunteered to assist.

Communications Committee - Chairman Traci Cosio updated the Board. More volunteers are needed, and owners can contact the management office if they wish to help.

OLD BUSINESS:

Solar Panel Guidelines Revision. The Board reviewed and approved a version of the new guidelines to be sent to the attorney for final recommendations.

NEW BUSINESS:

Boxwood Replacement. The Board tabled a proposal to replace the Boxwoods at the clubhouse until the shrubs actually need to be replaced. At this time the plants look healthy.

AL&L Irrigation. The Board approved the proposal from AL&L to start and shut down of the irrigation system for a cost of \$2,355 from the expense account 3-0.

Pest Control Service Agreement. The Board approved the Orkin proposal for a one-year contract at a rate of \$174 a month from the expense account 3-0.

Summit/ Light Industries. The Board approved the summit addendum/renewal contract to remain as is for \$3600 a year by a vote of 3-0. The contract needs to be corrected to update the POC and contract year before Chairman Costa signs it.

MANAGEMENT REPORT:

Management provided The Board with an update calendar of events, contract timeline, and to do list. The repairs for the door to the pool pump room are completed. The tennis court capstones were installed.

FINANCIALS:

Management reported the Board has a total of \$868,494 in assets to cover the \$868,494 in liabilities for March.

Management reported year to date budget exceeded in the general ledger items payroll salaries, snow removal, and security. The GL items are positive variance because we did not have snow removal, the police security invoicing changed, and a full-time administrative assistant is budgeted to replace Alex Hubley, whom retired last year.

Management explained negative variance items are management fees due to time the contract with First Service was signed, legal due to attorney fees, and water and sewer utilities increase.

EXECUTIVE SESSION:

The Board ended the open session at 9:38pm and entered Executive Session to discuss legal items, personnel, delinquency, owner challenges, and open forum requests.

NEXT MEETING:

Monday, May 15, 2023, at 6:30 p.m. – Ashland Community Center.

Approved 
Vice President Frank Falgiano

Ashland Board of Directors