

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

The Ashland Board of Directors meeting was held at the Community Center on Monday, June 19, 2023. The meeting was called to order at 6:30 PM.

BOARD ATTENDEES:

Francis Falgiano – Vice President, Melody Buba – Director/Secretary, Steve Matias - Director

BOARD ABSENTEES:

David Costa –President
Mark Solomon - Director

OTHER ATTENDEES

Jeffrey Gardunio – General Manager
Audrey Arends – Assistant Manager
Events Chairman Kachia Wright
Pool Committee Chairman Torrey Hubred
Open Space Chairman Kyle Richardson
Communications Chairman Traci Cosio
No additional owners in attendance.

APPROVE MINUTES

Moved to: Approve the Board meeting minutes from June 2023

Moved by: Director Steve Matias

Seconded: Secretary Melody Buba

For: All Against: None

MOTION PASSED

RESIDENT OPEN FORUM

No residents were in attendance, however one owner submitted a request in writing to operate a lemonade stand by the pool during swim meets/practices. The Board approved so long as Swim Team approves.

EAGLE SCOUTS PROPOSAL- CHIN UP BAR

Recreational Dynamics advises placing pull-up bar outside of the playground area to avoid rules dictating space. Insurance confirmed Association is covered. Director Matias will reach out to Eagle Scouts for updates.

COMMITTEE REPORTS

ARCC - Chairman Bob Wright was not in attendance. In his absence, Jeffrey Gardunio provided the Board with a brief update: Meeting(s) did not have quorum. Members came in one by one to approve applications. One scheduled Hearing was cancelled and the issue was resolved.

Events Committee –Chairman Kachia Wright updated the Board on the barbecue and teen swim success despite the rain. She requested a makeup date for the Teen Summer Jamz event and reported that the DJ was willing to bring down his price. She reported that she would provide the Board a budget/expense list at the next meeting and advised of the upcoming Ice Cream Social- August 4 and Pizza Party- August 18. A schedule of events was included in the Board packet for review.

Pool Committee – Chairman Torrey Hubred updated the Board. CellBadge is working great. Lifeguards need to work on updating the software with pictures and chemical readings. Secretary Buba advised on creating a day to have people come in and volunteers take their picture. It was recommended to require all patrons to have pictures or deny entry and send an email to the community advising. Management agreed that can be done, but picture enforcement by the lifeguards would need to be improved first. Board did not vote or decide on action for this year, but said it will need to be a strict enforcement next year.

Open Space Committee – Pergola concrete is mostly complete. Brick work remaining. Vice President Falgiano signed application for permission to build pergola. Chairman Kyle Richardson will move application forward.

Welcome Committee - Chairman Traci Cosio updated Board she has volunteers and will be distributing packages soon. Asked if she should still provide wine as part of gift. Management recommended not including alcohol due to possible personal or religious reasons. Chairman said she will look into non-alcoholic substitute.

Communications Committee - Chairman Traci Cosio updated Board that residents feel better informed with Connect and Facebook than they did before. An owner has asked why we don't have lift chair at the pool. The Board explained we are not required to as it is not a public pool. Management explained a moveable chair existed before 2019 but was disposed of due to not working any longer. The Board said they are exploring installing a permanent chair in the future, though it may not be feasible due to cost considerations.

OLD BUSINESS:

Stanley Computer Update – The key fob computer and WinPak software is now working. Almost 500 fobs were added in three days. Management emailed the community and continues to work on fob updates. Management will have all recorded fobs done by end of July or sooner.

CellBadge Guest Pass Update – GoBeyond needs SSN from Board member to finish setup. Director Buba advised that she has contacted CellBadge to discuss a possible work around. Management had previously emailed Board a third-party event setup that may provide a solution. Management did not have enough information at this time for implementation discussion and the fees for this solution are high. Director Buba did not endorse at this time; the Board moved on to discuss other options. A deadline was agreed upon to have credit card transactions available or accept checks in the office. The Board agreed guest pass charges needed to begin.

Budget Meeting – The Board discussed scheduling a working meeting with Management to review and discuss the Draft 2024 Budget. Management advised that the residents will be notified of the date via email once a date has been set.

NEW BUSINESS:

Storm Drain Repair Proposals – The Board reviewed proposals to repair the Storm Drain located at the pool. MOTION: Steve Matias moved to approve the proposal from Raine & Son in the amount of \$3,330.00. The motion was seconded by Melody Buba and passed unanimously (3-0).

AL&L Fall Flower Proposal – The Board reviewed a proposal from AL&L for Fall flower installation. MOTION: Steve Matias moved to approve the proposal from AL&L in the amount of \$8,400.00. The motion was seconded by Melody Buba and passed unanimously (3-0).

MANAGEMENT REPORT:

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

FINANCIALS:

Management reported that as of June 30, 2023 the Association has a total of \$919,645 in assets and \$96,048 in liabilities, resulting in \$823,597 in total owner's equity.

The Board and management discussed the financial statements provided in the Board package. Management showed the Association is running at a positive variance overall for expenses. However, the savings for security will be less each month due to police volunteering for 8-hour shifts. The Board asked to have the shifts lowered to 4 hours.

EXECUTIVE SESSION:

The Board ended the open session at 8:07 pm and entered Executive Session to discuss legal items, personnel, delinquency, owner challenges, and open forum requests.

NEXT MEETING:

Monday, August 28, at 6:30 p.m. – Ashland Community Center.

Approved *D. Costa*
President Dave Costa

Ashland Board of Directors