

Aston Meadows HOA Board minutes 9-11-2025

On Thursday, September 11, 2025 the Annual Meeting of the Aston Meadows HOA was held at Life Community Church in Haslet.

Meeting was called to order at 7:05 by President Andy Kovach and the following were present: Cyndi White, Londa Pontius, Andy Kovach, Darren Trainer & Kathy McNeelege.

Board President Andy Kovach thanked everyone for coming out. This was one of the largest turnouts ever and we appreciate everyone's interest in our neighborhood.

Year in review:

We had a total of 6 new neighbors this fiscal year.

We've had a total of 65 non-compliance notices, (attached sheet #1) most of which were taken care of quickly.

We've had a record number of ACC Requests (attached sheet #2) most of which were addressed in 1-2 days unless had questions needing clarification.

Financial Review presented by Darren, healthy balance sheet. (attached sheet #3) was 1 question as to the taxes of \$219 which was explained that was based on interest earned. There were no other questions.

Questions for the Board: (attached sheets 4 & 5) Andy explained the pipes being buried on Bates Aston are to bring water to Northstar subdivision. As to the widening of Bates Aston & Avondale Haslet, bridge over 287, building east of Bates Aston, speed limit signs - those are questions that are for Ft. Worth to answer as they don't pertain directly to Aston Meadows HOA.

Andy did explain that the business being operated out of the home is becoming more of an issue with numerous complaints from residents regarding noise, excess items in yards becoming eyesores, etc. and maybe something the Board will need to address in the future.

Question #1 from the floor as to how to prevent Aston Meadows from being incorporated into Fort Worth. Andy explained that Fort Worth can't just do it, would need to be asked to do it and no one wants that.

Question #2 from the floor as to who's responsible for the trimming of the trees on Bates Aston? The county is responsible. Ken Johnson has volunteered to trim them up.

Question #3 from the floor regarding the property that the HOA has a lien on, what is the process? Andy conveyed that the aforementioned property is in arbitration and we don't have a final answer yet.

Drawings for the gift cards:

- #1 Rae Jean Johnson
- #2 Al Rosales
- #3 Macy Behringer
- #4 Liz Ritchie
- #5 Gayle Reeves

New Board Members: Lastly the board had 2 expired seats needing to be filled and we had several people volunteer their services. Elected by votes were as follows: (attached #6) We appreciate all who have applied.

Andy Kovach

Kimberly Dawson

Andy thanked Cyndi for all the hard work that she does constantly that keeps Aston Meadows running smoothly.

A motion was made by Londa to adjourn the meeting, 2nd by Kathy & carried, meeting was closed @ 7:35.

Respectfully submitted,

Kathy McNeelege

4/

Non-Compliance Notices

- 1 ACC Approval
- 1 Christmas Lights
- 2 Fence Upkeep
- 7 Fine Warning
- 2 Fine
- 26 Flower Beds
- 4 General Upkeep
- 2 Large Truck
- 18 Lawn Upkeep
- 1 Trailer-Boat-RV
- 1 Trash

6 New Neighbors last fiscal year

ACC Requests

- Basketball Goal
- Carport
- Concrete
- 5 Driveway Work (repairs & expansions)
- Exterior Lights
- Exterior Paint & Gutters
- 3 Fences - (repairs & replacements)
- Garage Door Replacement
- Gate
- Home Addition
- 4 Landscaping
- 3 Out Building
- Outdoor Living
- Patio Extension
- Pergola Roof Replacement
- 2 Solar Panels
- Window Replacement & Exterior Paint

*3

Aston Meadows HOA
Balance Sheet as of June 30, 2025

Current Assets	
Checking Account	37,833.35
Contingency Reserves	14,139.22
CD	19,980.79
24-25 Dues paid before July 1	<u>-22,940.02</u>
Total Current Assets	49,013.34
Liabilities & Equity	
Retained Earnings	48,551.82
Net Income	<u>461.52</u>
Total Liabilities & Equity	<u><u>49,013.34</u></u>

Aston Meadows HOA
2024-2025 Income and Expense

Income	Actual	24-25 Budget
Delinquent Fees	435.00	-
Finance Charges	55.40	-
Fines	0.00	-
Interest Income	830.71	-
Membership Dues	43,100.00	42,600.00
Total Income	<u>44,421.11</u>	<u>42,600.00</u>
Expense		
Accounting Audit	300.00	300.00
Delinquent Fees	465.00	-
Dumpsters	2,912.00	3,000.00
Electrical Repairs	0.00	250.00
Electricity	4,320.99	4,532.00
Entrance Beds	4,165.87	4,000.00
Entrance Decorations	480.00	1,100.00
Entrance Security (Cameras)	0.00	-
Entrance Security (DSL)	903.24	905.00
Flags & Flagpoles	811.60	500.00
Garage Sale	-	250.00
Holiday Lights Contest	225.00	200.00
Insurance	3,854.00	3,854.00
Landscaping Maintenance	5,375.00	3,100.00
Legal	5,998.76	1,000.00
Management Fees	13,500.00	13,500.00
Meetings	397.56	450.00
Postage and Delivery	558.41	400.00
Printing and Reproduction	882.40	800.00
Sign	0.00	-
Social	3,340.31	3,000.00
Storage	1,050.00	924.00
Taxes	219.00	150.00
Website	0.00	-
Welcoming Committee	210.00	385.00
Total Expense	<u>49,969.14</u>	<u>42,600.00</u>
Net Income	<u><u>-5,548.03</u></u>	<u><u>0.00</u></u>

Aston Meadows HOA
2025-2026 Budget

Ordinary Income/Expense	
Income	
Membership Dues	42,600.00
Total Income	<u>42,600.00</u>
Expense	
Accounting Audit	300.00
Dumpsters	3,000.00
Electrical Repairs	250.00
Electricity	4,532.00
Entrance Beds	4,000.00
Entrance Decorations	1,100.00
Entrance Security (DSL)	905.00
Flags & Flagpoles	500.00
Garage Sale	250.00
Holiday Lights Contest	200.00
Insurance	3,854.00
Landscape Maintenance	3,100.00
Legal & Professional	1,000.00
Management Fees	13,500.00
Meetings	450.00
Postage and Delivery	400.00
Printing and Reproduction	800.00
Social	3,000.00
Storage	924.00
Taxes	150.00
Welcoming Committee	385.00
Total Expense	<u>42,600.00</u>
Net Ordinary Income	<u><u>0.00</u></u>

#4

Aston Meadows Homeowners Association

QUESTIONS FOR BOARD OF DIRECTORS

The Annual HOA meeting on September 11, 2025 will be conducted as a business meeting and not as an open forum. Therefore, to ensure that the meeting is organized and efficient, all questions from the members must be submitted in advance. Please take a moment to fill out this form. This form must be received by September 4, 2025 to be considered and only written requests will be addressed.

Keith and Karen Firsching

Property Owner

14109 Aston Falls Drive

Property Address

Kfirsching@att.net

E-Mail

(817) 296-6477

Phone

Question/Comments: 1. What pipes are they burying in Bates Aston Rd?

2. Are they going to widen Bates Aston?

3. Are they going to widen Avondale Haslet Rd?

4. What about the bridge? Traffic is getting worse by the day

5. The stop sign on Aston Falls and Aston Way is missing. We need it replaced.

6. Are they going to build to east of our neighborhood on Bates Aston?

7. We need a speed limit sign on Bates Aston across from our neighborhood.

Submitted By: Karen and Keith Firsching **Date:** August 17, 2025

Questions for the Board must be received no later than **5:00 PM, September 4, 2025.**
Send your Question Forms via E-Mail to: **HOA@GloboLink.com**

#5

Aston Meadows Homeowners Association

QUESTIONS FOR BOARD OF DIRECTORS

The Annual HOA meeting on September 11, 2025 will be conducted as a business meeting and not as an open forum. Therefore, to ensure that the meeting is organized and efficient, all questions from the members must be submitted in advance. Please take a moment to fill out this form. This form must be received by September 4, 2025 to be considered and only written requests will be addressed.

Stephen and Jerri Rinehart

Property Owner

slr1916@ATT.NET

E-Mail

14200 Rising Spring Road

Property Address

8.7528-1910.

Phone

Question/Comments: How is the HOA managing the business's operating in our neighborhood that are an eyesore (specifically 14132 Aston Falls) for our neighborhood. It also causes their neighbors stress from noises created by his business. His back yard has become a storage area for trucks, trailers, side by sides, junk, etc. Has anyone on the board talked to him. All other businesses that operate do not cause disturbances or create an ^{eyesore} eyesore.

Submitted By: Jerri RINEHART

Date: 8-14-25

46

Aston Meadows HOA 2025 Board of Directors

Quorum Requirement = 29

Total Ballots Cast - 70

Position 1

Position 2

Kimberly Dawson	Andy Kovach	Tony Kuklinski	Caleb Robertson
45	56	26	12
25	35	10	2
20	21	16	10