

Aston Meadows 2010 Annual Meeting
September 28, 2010 7:00pm LifePoint United Methodist Church

1. Call to Order-7:05pm

A. Attendance of Board of Directors- President Michael Sheehan, VP Mitch Staab, Treasurer Pat Burross, Secretary Mikah Knox, and ACC Wayne Martin.

B. Attendance of Homeowners- 43 residences represented by one or both homeowners and those represented by proxy.

2. Greeting/ Welcome Statement

Given by Board President Michael Sheehan.

3. Presentation and Review of the 2009-2010 HOA Finances

Given by Board Treasurer Pat Burros. All homeowners in attendance were provided a copy of the Income and Expenses report. All inquires and questions from the homeowners regarding the Income and Expenses report were addressed. Also provided to those in attendance is a copy of the 2010-2011 Annual Budget. All inquires and questions from the homeowners regarding the 2010-2011 Budget were addressed.

Both the Income and Expenses Report and the 2010-2011 Annual Budget were approved by homeowners in attendance.

4. ACC Enforcement Report given by Board Member Wayne Martin

A. Violation numbers by category as follows: Trash (2), Trailer/Boat/RV (1), Pet (1), Mowing (4), Lawn Upkeep (64), Large Truck (1), Flower Beds (17), Christmas Lights (1), ACC Approval (3).

5. General Business

A. Committee Volunteer Opportunities- The homeowners in attendance were informed of the various opportunities to volunteer: ACC, Website Communication, Community Beautification, Neighborhood Watch, Social Events, and New Neighbor Welcoming Committee.

6. Questions for the Board- submitted by form before the Annual Meeting, addressed by Board Secretary Mikah Knox.

A. Question 1 submitted by Kevin Milyo

“ Re: Option two, there is no wording that enforces aesthetics of ‘business related items’ within a fenced area. Please consider adding language which limits said items from streets.”

This was answered in reading the Option 2 Business language statement which directly address’ Mr. Milyo’s concern.

Option 2:

Section 3. Business. The foregoing notwithstanding, it shall be expressly permissible for Owners to conduct certain business or commercial activities within their residence which do not conflict with local zoning ordinance restrictions and regulations. No such activity shall be conducted which shall unduly burden traffic flows within the

Property or
cause the parking of non-resident vehicles upon the street for unreasonable or excessive periods of time. No
signs
advertising said business will be allowed, and all business related items must be concealed within the
confines of the
residence or within a fenced area or in a storage building.

B. Question 2 submitted by Tami Koenig.

“- Please reveal our current audit procedures as well as the following,

1) Date of last audit and the committee or entity

2) What is required for a call for audit.

-Please Reveal the procedures required for action to be taken with regard to spending of
finances. Is this left only to a committee or do they require membership approval?

-Please provide a current copy of our covenants to all attending this meeting

- Please open a discussion and post a copy of our budget for the upcoming year.”

Mrs. Koenig’s questions were answered with the following information: the management company Globolink has an independent audit performed each year at an unannounced time. The last audit occurred in January 2010 and there were no issues documented with the bookkeeping of the HOA finances. There is no procedure in the CCR that addresses an audit, therefore there are no requirement for a call for an audit. In addition, there are no requirements for approving the spending of the HOA budget by the homeowners. It is at the discretion of the Board of Directors. Copies of the CCR are available upon request at anytime. Copies of the budget are provided at the annual meeting and are available upon request anytime.

C. Question 3 submitted by Mark Johnson.

“Why cant we get some of our neighbors to keep their back lots clean around their rock piles and areas where they keep their boats. Weeds at my neighbor’s are over 3’ high and a place where rats and snakes are and the back fence has never been kept up with all the weeds gone.”

Mr. Johnson’s question was answered by informing all those in attendance about the forms available in the front of the CCR and online that one can fill out and submit their complaint and notification of possible violations. In addition, anyone can call in complaints and possible violations to Globolink for investigation.

7. Open Discussion presented by Board Vice President Mitch Staab.

8. Voting Results - announced by Board Secretary Mikah Knox

A. Newly Elected Board Members : Tami Koenig and Kenneth Watkins

B. Business Language Option 1 or Option 2 or No Change:
Option 2 passed.

C. Animal Language Option :

Animal Language Option did not pass.

*Actual numbers will be made available online for review.

9. Adjournment 8:35 pm

Aston Meadows 2010 Annual Meeting

Agenda

September 28, 2010, 7:00pm LifePoint United Methodist Church

- 1) Call meeting to order (Michael W. Sheehan- Board President)
- 2) Greeting/welcome and overview (Michael W. Sheehan- Board President)
- 3) Review of the 2009-2010 finances (Pat Burros- Treasurer)
- 4) ACC Enforcement Report (Wayne Martin- ACC Chair)
- 5) General Business
 - a) Committee Volunteer Opportunities for the community
 - i) ACC
 - ii) Website Communication
 - iii) Community Beautification
 - iv) Neighborhood Watch
 - v) Social Events/New neighbor welcoming
- 6) Questions for the Board as submitted by HOA Members (Mikah Knox- Board Secretary)
- 7) Open Discussion- Only Members in good standing may address the Board (Mitch Staab- Board VP)
 - a) Questions and Comments
 - b) Members may speak a maximum of 2 minutes
 - c) No Repeated Topics/Subjects
- 8) Voting results (Cyndi White- Globalink)
- 9) Adjourn Meeting (Michael W. Sheehan- Board President)

Aston Meadows HOA

2009-2010 Income and Expenses

Income	
09 Discount	-5,400.00
Finance Charges	577.19
Fines	0.00
Interest Income	453.83
Late Fees	792.98
Lien Fees	429.83
Maintenance Prorated Billing	55.00
Membership Dues	<u>36,815.05</u>
Total Income	33,723.88
Expense	
Administration	
Accounting/Audit	300.00
Bank Service Charges	-5.95
Credit Card Processing Fees	-0.59
Insurance	1,566.00
Late Fees	900.00
Legal & Professional	4,180.98
Lien Fees	-600.00
Management Fees	9,600.00
Meetings	211.75
Postage and Delivery	522.07
Printing and Reproduction	<u>1,469.70</u>
Total Administration	18,143.96
Bad Debt (Foreclosure/Bankruptcy)	624.30
Committees	
Neighborhood Watch	95.84
Social	
Fall Festival	1,586.09
Garage Sale-Spring Cleanup	534.65
Holiday Lights Contest	150.00
Ice Cream Social	328.17
Summer Social	1,258.89
Winter Social	402.67
Welcoming	<u>333.89</u>
Total Committees	4,690.20
Maintenance	
Billable Enforcement Mowing	200.00
Landscaping Common Areas	4,280.50
Trash Container- Comm. Cleanup	<u>1,587.85</u>
Total Maintenance	6,068.35
Taxes	267.39
Utilities	
Electricity	<u>4,604.65</u>
Total Utilities	<u>4,604.65</u>
Total Expense	<u>34,398.85</u>

Aston Meadows HOA

2010-2011 Budget

Ordinary Income/Expense

Income

10 Discount	-5,400.00
Interest Income	350.00
Membership Dues	<u>35,500.00</u>
Total Income	30,450.00

Expense

Administration	
Accounting/Audit	300.00
Bank Service Charges	24.00
Insurance	1,566.00
Legal & Professional	2,000.00
Management Fees	9,600.00
Meetings	220.00
Postage and Delivery	600.00
Printing and Reproduction	<u>1,500.00</u>
Total Administration	15,810.00

Committees

Neighborhood Watch	150.00
Social	
Fall Festival	1,500.00
Garage Sale-Spring Cleanup	750.00
Holiday Lights & Contest	535.35
Ice Cream Social	750.00
Summer Social	1,500.00
Winter Social	<u>1,000.00</u>
Total Social	6,035.35
Welcoming	500.00
Total Committees	6,685.35

Maintenance

Landscaping Common Areas	5,500.00
Trash Container- Comm. Cleanup	<u>3,000.00</u>
Total Maintenance	8,500.00

Taxes	250.00
Utilities	
Electricity	<u>4,604.65</u>
Total Utilities	<u>4,604.65</u>

Total Expense	<u>35,850.00</u>
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Net Ordinary Income	-5,400.00
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