

**Aston Falls Homeowners Association Annual Meeting**  
**Minutes for Monday, Sept 8, 2014**  
**Location: Life Community Church, Haslet**  
**Board Members In attendance; Michael, Troy, Steve, and Rick**

- **Call to order for Annual Meeting and Welcome; 7:05**

- **Financial Report/update; 7:10**

1. Robert and Judy Field wanted to know about the Income from Legal Fees  
Legal Fees had been paid to the HOA.
2. Jim McMullen wanted to know about Liens for Violations  
There have been several liens processed
3. It was noted that there will be 3 Dumpsters at each end of the neighborhood for Dumpster Days
4. Judy Field asked about fines for lawns and Flower Beds  
While there have been several fines. In most cases corrections are made and there is no fine. The board is considering a change that would address repeat problems.
5. Charles Cannon asked about ACC Inspections  
ACC Inspections are done normally on Wednesday each week by the Management Company
6. The Volunteer Neighbors that take care of the Flowerbeds at the entrances have asked to be replaced. We need 1 or 2 Volunteers to take care of the Flowerbeds.
7. Travis Bland asked if the Board had an asset list for items owned by the HOA? At present we do not, the Board will look at this and start an Asset List for the HOA.
8. Charles Cannon asked about the cameras and recent activity in the neighborhood. The cameras were not effective as the individuals came in off road.

- **ACC Enforcement Report; 7:38**

The Number 1 Violation was Flowerbeds

- **Neighborhood Security; 7:40**

1. Discussion about upgrading the Street Lights. The Board will check with Tri-County about the lights. However after the discussion it was determined that we would have to upgrade the wiring and lights. It may be out of the range we can afford.
2. John Phelps stated that when they put in the trees in their front yard. They put motion lights in the trees so that if someone came by they would turn on.
3. Animal Control in the Neighborhood. They are some animals that are loose and have chased people that were walking. The board will consider a change that would require pets to be controlled at all time.

- **Neighborhood Communications; 7:55**

Fall Dumpster Days scheduled for 11 and 12 Oct 2014. 3 Dumpsters at each end

- **Questions for the Board as Submitted by HOA Members; 8:00**

1. Dale Pontius-ACC  
The request was reviewed by the HOA Attorney and it was determined that there was no violation of the CCR's. Part 2 the board is considering a change so that no one can vote on their own property requests.
2. Ken Johnson- Fence @ Alliance Court  
Geoffrey Green stated that The owner of the property was considering installing a fence on his property across the road.
3. Ken Johnson- No Soliciting  
The board will check with the Attorney to see what can be done and act accordingly.

- **Introduction of new Neighbors; 8:13**

We have five new neighbors in the neighborhood.

- **Introduction of Board for 2014-2015; 8:15**

Michael Sheehan, Mikah Knox, Troy Huhmann, Rick Dennis, Geoffrey Green  
Positions to be determined at the next Board Meeting

- **Adjournment: 8:19**

# Aston Meadows Homeowners Association

## ANNUAL MEETING

September 8, 2014, 7:00 PM

### AGENDA

- I. Call to Order/Welcome
- II. Financial Report
- III. ACC Enforcement Report
- IV. General Business
- V. Neighborhood Security
  - a. Best practices
- VI. Neighborhood communications
  - a. Coming Events
    - i. Dumpster Days- 10/10-10/12
- VII. Questions for the BOD as submitted by HOA Member
  - a. Dale Pontius - ACC
  - b. Ken Johnson - Fence/Alliance Ct
  - c. Ken Johnson - "No Soliciting"
- VIII. Introduction of 2014-2015 Board
- IX. Adjourn Meeting

# Aston Meadows HOA

## 2013-2014 Income and Expense

### Income

Finance Charges	98.85
Fines	150.00
Late Fees	531.03
Membership Dues	29,600.00
<b>Total Income</b>	<u>30,379.88</u>

### Expense

Accounting/Audit	300.00
Bank Service Charges	21.00
DSL for Entrance Security	553.72
Electricity	4,669.57
Entrance Beds	911.50
Entrance Decorations	3,494.88
Entrance Security	6,146.35
Garage Sale	114.93
Holiday Lights Contest	325.00
Insurance	3,013.33
Landscaping Maintenance	3,440.00
Late Payment Statement Fees	765.00
Legal	-185.15
Management Fees	9,600.00
Meetings	250.00
Postage and Delivery	491.74
Printing and Reproduction	1,072.25
Social	5,045.75
Storage	545.00
Trash Container- Comm. Cleanup	5,797.79
Website	155.94
Welcoming Committee	148.76
<b>Total Expense</b>	<u>46,677.36</u>
<b>Net Income</b>	<u><u>-16,297.48</u></u>

# Aston Meadows HOA

## 2014-2015 Budget

### Ordinary Income/Expense

#### Income

Early Payment Discount	-5950.00
Membership Dues	<u>35,500.00</u>
<b>Total Income</b>	<b>29,550.00</b>

#### Expense

Accounting/Audit	300.00
Bank Service Charges	25.00
DSL for Entrance	648.00
Electrical Repairs	362.22
Electricity	4,323.00
Entrance Beds	400.00
Entrance Decorations	900.00
Entrance Security	500.00
Garage Sale	125.00
Holiday Lights Contest	150.00
Insurance	3,115.78
Landscaping Common Areas	3,456.00
Legal & Professional	400.00
Management Fees	9,600.00
Meetings	250.00
Postage and Delivery	600.00
Printing and Reproduction	1,100.00
Social	3,000.00
Storage	545.00
Trash Container- Comm. Cleanup	5,400.00
Welcoming Committee	<u>300.00</u>

**Total Expense** 35,500.00

Net Ordinary Income -5,950.00

**Aston Meadows HOA**  
**Balance Sheet**  
as of September 8, 2014

**Current Assets**

Checking Account	27,477.78
Accounts Receivable	<u>-250.00</u>
<b>Total Current Assets</b>	<b>27,227.78</b>

**Liabilities & Equity**

Retained Earnings	12,949.71
Net Income	<u>14,278.07</u>
<b>Total Liabilities &amp; Equity</b>	<b><u>27,227.78</u></b>