

**Aston Falls Homeowners Association Annual Meeting**  
**Minutes for Monday, Sept 14, 2015**  
**Location: Life Community Church, Haslet**  
**Board Members In attendance; Michael, Troy, Geoff, and Rick**

• **Call to order for Annual Meeting and Welcome; 7:00**

• **Financial Report/update; 7:01**

1. Troy Talked about the Budget and short falls. We had several Owners that talked about the Dumpsters and that we should cancel the Dumpster Days for this year. According to the Budget the Board cut the allowance for dumpsters in half. We also talked about other items in the budget and the allowance for them.

• **ACC Enforcement Report; 7:08**

1. Geoff discussed Recurring Violations and what could be done. He further stated that we are going to enforce the CCR's. That does not mean the ACC will not take into consideration the weather and other things that cause problems for maintaining our properties. It just means that there will have to be more communications between Home Owners and the Management Company.

• **General Business; 7:11**

1. Annual Dues Increase – Michael talks about the 20% increase in Dues and the reason it is Necessary. He talked about the Flag Poles, Lights, Electrical at the Monuments, Cameras and Dumpsters. There was considerable discussion of items that could be cut so as not to have a Dues increase. The Board will consider all of this at the next meeting.

• **Road Construction; 7:36**

1. Several Owners brought up about the length of time to complete Aston Meadows. It seems to be taking to long. The other problems were vehicles speeding, people with poor communication skills yelling at the road crew, and just plain unsafe driving.

• **Neighborhood Communications; 7:41**

1. One of the Owners has requested that we check in to getting the speed limit lowered in the Neighborhood to 20MPH. Another request was for a 4 way stop at Rising Springs. Several Owners brought up about speeding on Aston Meadows.
2. Michael asked that we all be polite and courteous when dealing with the Management Company. They are just trying to do there Job.

• **Questions for the Board as Submitted by HOA Members; 7:49**

1. Harold and Rosalyn Reeves-ACC
  - a. Cost of Dumpsters and a request to cancel. The board will look at this and take all recommendations into consideration.
2. Charles and Karen Cannon – ACC
  - a. Fort Worth Annexation update – The board checked on the Fort Worth Website for Annexation plans and our Sub Division is not in the Plan thru 2034
  - b. Cost of Dumpster Days – This is list in the Budget and Financial Report handed out at this meeting
  - c. What can be done to stop Dumpster Days Abuse – There are several suggestions that were brought up, have someone there to check that everyone is living in our Subdivision.
  - d. How many Owners have not paid their Dues – There are at this time 10, of these 3 are over one year behind. The three that are behind have Liens that were filed on the Property
3. Mitch Staab
  - a. Requested that the Board get a Semiannual Water Supply Report - The board will look into getting the information.
  - b. Water use education and prudent water use suggestions – The Board will look into getting the information.

• **Introduction of Board for 2015-2016; 8:00**

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

• **Adjournment: 8:01**

Rick Moved to adjourn, Seconded by Geoff

# Aston Meadows Homeowners Association

## ANNUAL MEETING

September 14, 2015, 7:00 PM

### AGENDA

- I. Call to Order/Welcome
- II. Financial Report
- III. ACC Enforcement Report
- IV. General Business
  - a. Annual Dues increase
- V. Road Construction
  - a. Requests for updates should be directed to the County
- VI. Neighborhood communications
  - a. Please follow posted speed limits
  - b. Please be polite/courteous to your neighbors and to Cyndi at GloboLink
- VII. Questions for the BOD as submitted by HOA Member
  - a. Harold and Rosalyn Reeves-
    - i. Cost of Dumpster Days and request to cancel them.
  - b. Charles and Karen Cannon-
    - i. Fort Worth annexation update-
    - ii. Cost of Dumpster Days?
    - iii. What can be done to prevent Dumpster Days abuse?
    - iv. How many homeowners have not paid their dues and what is being done to collect?
  - c. Mitch Staab-
    - i. Semiannual water supply state/status update
    - ii. Water use education and prudent water use suggestions
- VIII. Introduction of 2015-2016 Board
- IX. Adjourn Meeting

# Aston Meadows HOA

## 2014-2015 Income and Expense

### Income

Early Payment Discount	-5,950.00
Finance Charges	29.27
Fines	50.00
Late Fees	211.53
Membership Dues	35,250.00
<b>Total Income</b>	<u>29,590.80</u>

### Expense

Accounting/Audit	300.00
Bank Service Charges	18.00
DSL for Entrance Security	629.18
Electrical Repairs	4,327.78
Electricity	4,713.93
Entrance Decorations	75.93
Entrance Security	801.09
Flags & Flagpoles	616.74
Garage Sale	189.64
Holiday Lights Contest	175.00
Honorariums	200.00
Insurance	3,115.78
Landscaping Maintenance	3,888.00
Late Payment Statement Fees	810.00
Legal	452.00
Management Fees	9,600.00
Meetings	250.00
Postage and Delivery	612.59
Printing and Reproduction	1,223.40
Social	1,901.91
Storage	
Trash Container- Comm. Cleanup	8,520.11
Website	
Welcoming Committee	318.76

**Total Expense** 42,739.84

**Net Income** -13,149.04

**Aston Meadows HOA**  
Balance Sheet as of June 30, 2015

**Current Assets**

Checking Account	17,300.67
Accounts Receivable	<u>-17,500.00</u>
<b>Total Current Assets</b>	<b>-199.33</b>

**Liabilities & Equity**

Retained Earnings	12,949.71
Net Income	<u>-13,149.04</u>
<b>Total Liabilities &amp; Equity</b>	<b><u><u>-199.33</u></u></b>

# Aston Meadows HOA

## 2015-2016 Budget

### Ordinary Income/Expense

#### Income

Membership Dues	35,500.00
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<b>Total Income</b>	<u>35,500.00</u>
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#### Expense

Accounting/Audit	300.00
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Bank Service Charges	10.00
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DSL for Entrance	629.28
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Electrical Repairs	500.00
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Electricity	4,713.93
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Entrance Beds	2,000.00
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Entrance Security	500.00
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Flags & Flagpoles	650.00
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Garage Sale	115.00
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Holiday Lights Contest	150.00
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Insurance	3,464.23
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Landscaping Common Areas	3,888.00
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Legal & Professional	400.00
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Management Fees	9,600.00
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Meetings	250.00
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Postage and Delivery	600.00
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Printing and Reproduction	1,100.00
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Social	1,229.56
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Storage	900.00
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Trash Container- Comm. Cleanup	4,200.00
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Welcoming Committee	<u>300.00</u>
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<b>Total Expense</b>	<u>35,500.00</u>
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Net Ordinary Income	<u><u>0.00</u></u>
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