

**Ashley Ridge Homeowners Association
Board of Directors Meeting
Tuesday, July 14, 2009**

APPROVED

ATTENDANCE

Reggie Matthews	-	President
Ruth Anne Sawyer	-	Secretary
Kelly Hoggan	-	Treasurer
Jennifer Darwin	-	Sequoia Management
Monica Ruiz	-	Sequoia Management

CALL TO ORDER

Reggie Matthews called the meeting to order at 7:00 p.m.

RESIDENT FORUM

The Ashley Ridge Board solicited comments from the membership. Jen will get a bid from Premier to clean out the debris and an old shed from the HOA area in between lots 39/40/41 on Rain Slicker.

MINUTES

A motion was made to approve the May 12, 2009 minutes as written by Ruth Anne Sawyer, seconded, Kelly Hoggan, and passed to approve 3-0-0, all in favor). A motion was made to approve the June 9, 2009 minutes as written by Ruth Anne Sawyer, seconded, Reggie Matthews, and passed to approve 3-0-0, all in favor. The annual meeting minutes were for review only.

COMMITTEE REPORTS

ARB – ARB is going to look at the draft of new guidelines for submission to the BOD by the September meeting. We will post the proposed guidelines on the website for resident input and make suggestions cut off 1 week prior to the meeting. Our goal is to have the new guidelines in the hands of all homeowners by the end of 2009. A BOD member will be present at the ARB meetings. The ARB is up-to-date with homeowner requests.

Grounds/Landscaping – Premier Landscaping reports were presented. Was the fertilization done as requested? The BOD decided we need proof to pay the contract. The new lighting at the front entrances is on backorder.

Social – Courtney Matthews will now be the new webmaster for the community. Reggie will purchase the license for the website at \$36.

ACTION ITEMS FRM COMMITTEE REPORTS:

- (M) Jen will get something from Premier stating the fertilization was completed before payment.
- (C) The ARB will revise the drafted ARB guidelines by the September meeting.
- (B) Reggie Matthews will purchase the new license for the website.

MANAGEMENT COMPANY REPORT

Ms. Darwin presented the financials and the management report.

OLD BUSINESS:

The BOD is requesting Bruce Bennett, Senior Reserve Analyst from the Ashley Ridge Reserve Study, to attend a future meeting to discuss the reserve study and answer questions. Jen will find out his schedule. A motion was made by Ruth Anne Sawyer and seconded by Kelly Hoggan to make the Reserve Study a part of the resale package. A motion was made by Reggie Matthews and seconded by Kelly Hoggan to adjust our reserve contribution from \$6,000 to \$3,915 – the difference will go to our operating reserves. A motion was made by Reggie Matthews and seconded by Ruth Anne Sawyer to approve the lighting contract for \$1550. A motion was made by Kelly Hoggan and seconded by Ruth Anne Sawyer to approve the Neptune dock proposal for repairs/replacement. Reggie signed the contract and the money will come out of replacement reserves. Jen will

find out the type of stone Premier is using for the decorative pond entranceways and the square foot needed. Ruth Anne will contribute the stone for free and have Premier to provide labor to reduce costs.

ACTION ITEMS OLD BUSINESS:

(M) Jen will find out Bruce Bennett's schedule and get him to come to our upcoming meetings for discussion of the reserve study. Jen will also find out the type of stone/square footage needed by Premier and get that information to Ruth Anne.

NEW BUSINESS:

The discussion on the proposed fence along Linton Hall Road was tabled. We will receive additional fence proposals and the contractors may contact Ruth Anne if they need to meet. The BOD will make a decision at the next BOD meeting. Jen will get proposals for two permanent community entrance informational signs and present at the next meeting. There is interest of a Fall yard sale. More information to follow. Community Clean-up Day will be held in the spring in conjunction with Prince William County clean up day. PWC provides numerous incentives, as well as provides the rollofs and trash removal for the events. There is interest in a Neighborhood Watch. We will have information available at the next BOD meeting and need to chose a chairperson to head up this effort. 50% of the community needs to be involved. The Dead End/No Outlet sign has been installed on Rain Slicker. There was a request on Rain Slicker for a Caution: Special Needs sign. The county denied this and submitted a packet of information for explanation. They will look into Caution: Children at Play signs for the community.

ACTION ITEMS:

(M) Jen will collect fence proposals to be presented at the next BOD meeting. Jen will collect permanent signs proposals to be presented at the next BOD meeting.

(B) Ruth Anne will get Neighborhood Watch information for the next BOD meeting.

Reggie Matthews made a motion to adjourn to Executive Session, seconded, Kelly Hoggan, and passed to approve (3-0-0, all in favor) at 9:03 p.m.

EXECUTIVE SESSION:

The Board met in Executive Session beginning at 9:03 p.m. and adjourned at 9:08 p.m. Account #65173 fined \$150.00. #65280, closed but if occurrence happens again it will go straight to hearing. #65127 fined \$10 per day until corrected. #65140 fined \$50 for occurrence; fined \$10 per day immediately for other violation. #82094, closed. # 65306 voted to write off.

The Board reconvened the Monthly Meeting at 9:08 p.m.

ADJOURNMENT:

A motion was made by Ruth Anne Sawyer to adjourn the meeting, seconded by Kelly Hoggan, all in favor, (3-0-0). The Ashley Ridge Board of Directors meeting was adjourned at 9:09 p.m.