

## MINUTES FOR ASHLEY RIDGE POA ANNUAL MEETING

March 31, 2015 at 6:30pm

(Note: Prior to start of the meeting, William Ladmer approached the table where Charles Williams (President), Wendy Weast (VP), Susan Mandel (Secretary), and Mary Ellen Perretta of Prime Financial were located and informed us that he believed these proceedings were not in accordance with the By-Laws or Covenants, Conditions & Restrictions of Ashley Ridge POA. He proceeded to sit down and attend the meeting.)

At or around 6:30pm Charles Williams (Chuck), President, started the meeting with a welcome and introduction and went over the election of the 2015 Board of Directors. Candace Aguiar (619-746-0178) and Dawn Barton (803-446-7764, 304 Ashley Crest Dr.) were elected, but there would be a run-off election between the three remaining nominees: William Ladmer, Anthony Alarcon, and Crystal Celso. Homeowners are allowed one vote per property. Mary Ellen Perretta made ballots available at the table by the door.

Chuck then went over the budget. Copies of the 2014 budget and 2015 proposed budget, as well as the Agenda for this meeting, are attached to these minutes.

Questions were then entertained from the floor, which included topics of water, electricity, and landscaping at the common areas. Chuck explained that because the 2014 board was getting the POA re-started and not all homeowners had paid their dues, there was not enough money in the budget yet to turn on the electricity. A quote was submitted last year for a few thousand dollars to get the electricity turned on at the two entrances to the neighborhood. Suggestions were made by several homeowners to get bids from people inside the neighborhood for quotes that might be lower than what has already been submitted.

Questions about landscaping were asked. A company hired by the 2014 Board currently renders landscaping services two times a month, and several homeowners also suggested getting bids from homeowners who might be interested in offering landscaping services for the POA.

Questions and comments were made regarding C&R violations, i.e., cars parked on sidewalks and on both sides of the streets, which prohibits easy access of driving down the street, etc.

In answer to questions, comments, and complaints to the 2014 Board of Directors as to progress made or not made, Chuck had Mr. Ladmer stand and explain his lawsuit, which has made progress more difficult for the outgoing board.

Complaints regarding communications to the homeowners were made. Some suggested email instead of using a property management company or printed letters.

Two of the newly elected board members (Candace and Dawn) made statements and took questions and comments. They posted their contact information for everyone at the meeting and stated that a possible June meeting in the neighborhood would be scheduled. They proposed using social media, email, and using Prime Financial to notify the homeowners of the meeting.

The meeting adjourned at 7:55pm. Votes were collected. Forty-four homes were represented on the sign-in sheets. Prime Financial will tally votes.

Submitted by  
Susan Mandel  
2014 Secretary

**Ashley Ridge POA**  
**Profit Loss Budget vs. Actual (Proposed)**  
 January through December 2015

|                                | <u>Jan - July 15</u>   | <u>Budget</u>      | <u>\$ Over Budget</u>  | <u>% of Budget</u>   |
|--------------------------------|------------------------|--------------------|------------------------|----------------------|
| <b>Ordinary Income/Expense</b> |                        |                    |                        |                      |
| <b>Income</b>                  |                        |                    |                        |                      |
| Regime Payment                 | 8,365.00               | 20,000.00          | -11,635.00             | 41.83%               |
| Other income                   | 0.00                   | 0.00               | 0.00                   | 0.0%                 |
| <b>Total Income</b>            | <u>8,365.00</u>        | <u>20,000.00</u>   | <u>-11,635.00</u>      | <u>41.83%</u>        |
| <b>Expense</b>                 |                        |                    |                        |                      |
| Cannot Collect                 | 0.00                   | 4,000.00           | -4,000.00              | 0.0%                 |
| General Maintenance            | 26.19                  | 1,800.00           | -1,773.81              | 1.46%                |
| Insurance Expense              | 911.15                 | 1,500.00           | -588.85                | 60.74%               |
| Landscaping and Groundskeeping | 400.00                 | 3,500.00           | -3,100.00              | 11.43%               |
| Legal Fees                     | 0.00                   | 500.00             | -500.00                | 0.0%                 |
| Office Supplies                | 263.72                 | 450.00             | -186.28                | 58.6%                |
| Postage and Delivery           | 0.00                   | 300.00             | -300.00                | 0.0%                 |
| Property Management Fees       | 2,800.00               | 7,200.00           | -4,400.00              | 38.89%               |
| Reserve Account                | 0.00                   | 500.00             | -500.00                | 0.0%                 |
| Tax Preperation                | 0.00                   | 250.00             | -250.00                | 0.0%                 |
| <b>Total Expense</b>           | <u>4,401.06</u>        | <u>20,000.00</u>   | <u>-15,598.94</u>      | <u>22.01%</u>        |
| <b>Net Ordinary Income</b>     | <u>3,963.94</u>        | <u>0.00</u>        | <u>3,963.94</u>        | <u>100.0%</u>        |
| <b>Net Income</b>              | <u><u>3,963.94</u></u> | <u><u>0.00</u></u> | <u><u>3,963.94</u></u> | <u><u>100.0%</u></u> |

2015