

Asbury Place Homeowners Association General Meeting

September 8, 2022 – 6:30 PM - Held at the Pool

37 Residents attended, including 2 Board Members: Phil Parker and Jeffery Lippow. HOA president Mark Kendall was called away and he did not attend. Mark asked Gregory Conlon to conduct the meeting in his absence which he did.

Meeting Agenda:

- 1) Nomination and election of officers/board members
- 2) Officer's reports- Jeff Lippow, Treasurer and Phil Parker, Pool Manager
- 3) New business, open forum

Note: Jeff Lippow had previously announced his intention to resign his position as treasurer after many years of faithful service to our neighborhood. Jeff will be missed and was warmly thanked for his outstanding contribution.

- 1) **Nomination and election of officers/board members** for a two-year term. Per our by-laws the board may consist of 3 to 5 members.
- 2) **Board election**
 - Mark Kendall was nominated for another term as president member by Tim Wilkerson, seconded by Phil Parker.
 - Phil Parker was nominated for another term as Pool Manager by Andy Warren, seconded by Brian Edmonds.
 - Gregory Conlon was nominated for Treasurer by Phil Parker, seconded by Brian Edmonds.
 - Phil Parker proposed that Asbury Place needed a Common Area Manager and he nominated Brian Edmonds for the post. This was seconded by Greg Conlon.
 - A motion was made to add a Hospitality and Events Board position by Alanna Gray. Alanna Gray was nominated by Greg Conlon and seconded by Mario Demico.
 - No further nominations were offered for the above five seats. The full slate of officers was accepted and were ratified unanimously by those in attendance. Thus, for a two-year period these neighborhood volunteers will serve as our officers and directors.

September, 2022 – 2024 Board of Directors and area of responsibility:

- **Mark Kendall- President**
- **Phil Parker- Pool Manager**
- **Gregory Conlon-Treasurer**
- **Brian Edmonds-Common Area Maintenance**
- **Alanna Gray- Hospitality and Events**

3) Officer's reports-

- Jeff Lippow provided a verbal and written Treasurer's report which is attached.
- Phil Parker provided a report on the pool operations including some discussion of recent updates and on the performance of Aquatec our primary pool contractor who provides maintenance and operational services and life guards. The pool and its operation represent our biggest expense. Phil estimates that about one-half of our residents patronize the pool. He also noted that he is ably assisted by his wife Libby.
- Mark Kendall did not attend and did not provide a report.

4) New business, open forum

Renters- The issue was raised that five homes in the neighborhood are now rentals and are owned by rental companies. Currently there are no deed restrictions on renting. It was determined that changing this would require a change in deed covenants. A motion by Tim Wilkinson was put forth to have the board look into changing this and consider the cost in terms of legal fees.

Out-buildings and gravel driveways- Carrie Summerton had questions about changing covenants to allow out buildings, and Gina Knighten expressed concern about gravel driveways and particularly safety involving motorcycles.

Pool-hours- Carrie Summerton also wanted to revisit pool hours and availability. It was offered by Mario Damico that the county requires lifeguards for pools with diving boards and a depth of 9 feet, thus allowing unattended access would not be feasible. It was recommended that should Carrie wish, she make a proposal for alternate pool hours for consideration by the Board.

Stray cats- Alanna Grey was looking for solutions to stray cats that seem to hover in the upper Hearthstone area. Casey Edmondson suggested assessing a fee against neighbors who feed these critters. Tim Wilkerson suggested that the Board investigate with other HOA's how they handle this issue.

Pickle Ball court- Tim Wilkerson proposed painting and supplying a Pickleball court in the pool parking lot for the off season. The cost of which is undetermined at this time. This proposal received mixed reviews as it would likely only benefit a few who play the game. It will be discussed by the Board.

Events and Gatherings- Generally folks are favorable toward events and gatherings sponsored by the HOA. Creating a board position with this focus obviously is a step in that direction. The Board will look to our new board member Alanna Gray for input and proposals on this topic.

In a separate document is Jeff Lippow's treasurer's report.

Notes submitted by Gregory and Lee Ann Conlon