



Asheton Lakes Property Owners' Association

Board Meeting - Minutes

Wednesday, February 12th, 2020, 6:00 p.m.

Board Members Present: Donald Clarkson, Kerry McGinnis, Meg Meadows, Kimberly Spoor, Michael Tillson, and Amanda Wilson.

Board Members Absent: Lucas Alexander, Jay Burns, and Steve Witten.

Others Present: Andy Stivender

Call to Order: Michael Tillson called the meeting to order at 6:03 p.m.

Minutes of Previous Meeting: January Annual meeting minutes were approved via email. December minutes are approved pending the addition of the email vote approving the budget and subsequent dues increase for 2020.

Old Business: Michael Tilson asked the Board to review the function of the ARC. Specifically giving consideration to the Heritage Ridge section of the neighborhood that is nearing completion. Does the Board want to continue the \$600 per month payment to the ARC chair? This will be put on the March meeting agenda.

On January 21st Michael Tilson, Kim Spoor, Beth Whitten, and Sam Edge from Asheton Park met with city officials to discuss and learn about more the issues that could affect the neighborhoods. Items discussed included traffic calming devices, construction in the area, and zoning/rezoning.

Traffic Circle – When large vehicles navigate the traffic circle on Watercrest, damage occurs to the area around the curbs and sidewalks. The city is addressing this issue with additional hard surfacing that will prevent ruts in sodded areas. The circle should be accessed and navigated just as if it were a 4 way stop. The city engineer will be contacted to get the correct procedures for vehicles to go through/around the circle.

Hwy. 280 Entrance – Farmville owns the land at the 280 entrance and wants to develop that area. The sewer access for this land is on Association owned land. The City says it is the Boards decision to work out the terms of the easement to the sewer. The Board wants to be transparent with the residents during this procedure and the Association's attorney will advise the Board during this negotiation. The land to be developed is zoned CCD which is a commercial-mixed use designation. The Board would like the residents to have an opportunity to discuss this issue. Michael Tilson suggested meeting with the residents' March 18th if the Chamber meeting space is available. Tilson will setup a meeting with the Farmville group the week of March 23rd.

Zoning – The neighborhood currently has a portion of the lots that are zoned CCD instead of DDH. The city will help the neighborhood rezone to DDH if there is not resistance from the residents to rezone. The Board discussed these issues and all present agreed to move forward with seeking rezoning for those areas of the neighborhood that are currently CCD. The Board would like the residents to have an opportunity to discuss

this issue. Michael Tilson suggested meeting with the residents' March 18th if the Chamber meeting space is available.

Old Business Continued – The city has plans to eventually connect to the Cary Creek neighborhood via Watercrest Blvd. in Asheton Park.

New Business: A motion was made to have an accountant prepare the taxes and review the Association's financial documents annually. All members present agreed. Edwards & Associates will perform these functions and the funding will come from the Legal Fee line item of the budget. Next year's budget will have a line item for Accountant Fees.

Michael Tilson has spoken with the Association's attorney about revising the neighborhood's governing documents. Tilson tasked the Board with reviewing and making modifications to the Covenants. The revised document will need to be submitted to the owners for approval before it can be filed as binding and as the replacement to the existing documents.

Committee Reports:

Pool: Chandler Pool provided a maintenance items that are needed at the pool and pavilion. The Board will review the area to determine what items need addressing this year. All board members present agreed not to take any action on replacing the umbrellas this pool season.

Social & Welcome: The committee is looking at possibly having a neighborhood yard sale event to coincide with the pool opening in April.

Lake: Michael Tilson reported that other than non-significant flooding from the rain the lake is in good shape.

Communication/Publicity: No requests were made for specific communications to the owners from the Board.

Association Manager's Report: The majority of annual dues have been paid and late notices will be sent within the next week.

Adjournment: The meeting was adjourned at 7:46 p.m.