

# Ashley Farms Homeowners' Association Annual Meeting Minutes

Wednesday, February 1, 2012 7:00 p.m

Location: Amvets Hall / 51285 County Line Rd. New Baltimore, MI

In Attendance: Karen Parenteau / President  
Karl Rutledge / Treasurer  
Felicia Szczepanski / Secretary  
Dennis Zella / Board Member  
Kay DaDeppo / Board Member  
&  
18 Ashley Farms Residents

Meeting opened at 7:00 p.m with the introduction of the current Board.

- Election of Officers: Floor open to nominations.  
No one present interested in running for office. Current Board will remain in their respective offices.
- Discussion: Annual Sub-Division Garage Sale will be held on:  
Friday, May 18, 2012 9:00 a.m - 5:00 p.m  
Saturday, May 19, 2012 9:00 a.m - 5:00 p.m  
Sunday, May 20, 2012 9:00 a.m - 5:00 p.m
- Discussion: Annual Sub-Division Picnic 2012  
Date, Time, and Location to be determined.  
General consensus is that the current location in Blakely Ct.  
is the most convenient location for residents of Ashley Farms.  
Discussion to move the date of the picnic to earlier in August:  
August 11, 2012, pending the availability of the Music  
Entertainment.  
Unanimous vote to keep the picnic location on Blakely Ct.
- Discussion: Origin of the Annual Picnic and expenses involved:  
Board will look into future expenses of the Annual Picnic.
- Treasurer's Report: Provided by Karl Rutledge, Treasurer of Ashley  
Farms Homeowners' Association. Copies of the Treasurer's Report  
were given to all in attendance.

- Discussion: Home foreclosures in Ashley Farms, and the notification process of such: The Association is not notified of any foreclosure until the house is sold, and at that point, the Board then receives an inquiry from the realtor regarding unpaid dues, and/ or the existence of a lien.
- Discussion: Financial Balance: Late fees are deposited into the Savings Account. 15% - 20% of Association Dues go into the Savings Account at the advice of the accountant.
- Discussion: Landscaping fees and the cost of purchasing flats of flowers every year: The Board is looking into a new company to oversee the sprinkler system. Currently the sprinkler system is running on an older battery operated system.
- Discussion: Updated Ashley Farms web-site, and the suggestion of the possibility of Facebook.
- Motion to accept the Treasurer's Report. Motion passed.
- Discussion: Violations and Fees: Complaints from Ashley Farms Homeowners must be in writing. Question on whether the complaining homeowner may remain anonymous. The complainant must identify themselves, in order for the Board to properly address the issue, and to follow up.
- Discussion: New Business: The new County Line entrance will not require annual plantings or mulch. Less future maintenance equals less future costs. The existing metal edging will be removed, so as to be less of a liability.
- Discussion: Cost of the new County Line entrance: Two (2) bids were received from the three (3) bid requests that were sent out. The amounts of the bids were \$10,000 - \$17,000  
The Board will investigate the bids to make sure that they are in compliance with the blue prints provided.
- Discussion: Cost of Association dues and debate about the Annual Picnic: The Board will re-evaluate the costs of the Annual Picnic.

- Discussion: Ashley Farms Sub-Division roads deteriorating: The Board affirms that this problem is a City of New Baltimore issue.
- Discussion for Board to be fiscally responsible.
- Discussion: New Business: Concerns regarding the walkway / easement of properties located against the developing Bay-Rama Festival Park. No action at this point in time from Bay-Rama.
- Discussion: Regarding the new developing sub-division of Andrew's Meadows, and to have those homeowners be a part of the Ashley Farms Homeowners' Association, or adopt the rules of the Ashley Farms Homeowners' Association.

Meeting adjourned at 8:55 p.m

Respectfully submitted by:

Felicia Szczepanski

Ashley Farms Homeowners' Association Secretary