

**Ashley Ridge Homeowners Association  
Board of Directors Meeting  
October 1, 2009**

**APPROVED MINUTES**

**ATTENDANCE**

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

**CALL TO ORDER**

Reggie Matthews called the meeting to order at 7:01 p.m.

**RESIDENT FORUM**

The Ashley Ridge Board solicited comments from the membership. Rick Dengler from Brookfield Homes and Susan Flanagan, attorney, were on hand to discuss the new Avendale Community coming across Vint Hill Road from Ashley Ridge. The community will offer 295 single detached homes on 125 acres, featuring the home models from their Carriage, Heritage and Arista Collections. 20% of the existing trees will be saved. Brookfield Vint Hill LLC has already given \$5.5 million dollars to road improvements. The public hearing will be held November 4 at 7:00. The front door to Victory Elementary was inadvertently locked by school personnel and some residents were not able to get into our meeting until 8:30 pm. Our meeting was held in the library and did not realize this. I am noting this in the minutes, as the BOD apologizes for any inconvenience that this may have caused to residents trying to attend the meeting.

**MINUTES**

**A motion was made to approve the July 14, 2009 minutes as written by Ruth Anne Sawyer, seconded, Kelly Hoggan, and passed to approve (3-0-0, all in favor).**

**HEARINGS**

The following were decided in executive session: #65170, closed; #65177, no fine; #65138, 30 days pending ARB application; #65140, \$10 per day for first violation: second violation is closed: 30-day notice for third violation and then \$10 per day; #65229, no decision made; #65193, 30-day notice and then \$10 per day; #65114, 30-day notice then \$10 per day for first violation: need ARB approval or \$10 per day; #65254, closed; #65271, closed; #65275, \$10 per day; #65273, closed; #65276, closed; #65282, closed; #65240, \$10 per day; #65240, closed; #65109, closed.

**COMMITTEE REPORTS**

**ACC – All submissions have been made by the residents and have been taken into consideration by the ARB for the new draft of the guidelines. These will be presented to the BOD at the November 10 meeting for approval. We have had interest in other residents wanting to be on the ARB. Out of professional courtesy to this committee, the BOD will discuss with ARB if any members are interested in stepping down and will vote at November meeting on any new members rotating on. We would also like to see a 3-year term for all members.**

**Grounds/Landscaping – The light post on the monument sign along Linton Hall Road is not working. Monica will check on the status. The Premier Landscaping report was presented. Dana Richard was elected to the new Landscaping Committee. Once this committee is fully formed, the committee can decide on a chairperson.**

**Social – Lyn Janda was elected to the new Social Committee. Once this committee is fully formed, the committee can decide on a chairperson.**

**Webpage/Newsletter** – There was a request from Bristow Commons Montessori School about free advertising on our website. This request was denied by the BOD. Newsletter proposals were received from Melissa Smith and Cyndie Simon. The BOD will vote at the November meeting on these proposals.

**ACTION ITEMS FROM COMMITTEE REPORTS:**

(M) Monica will check on status of inoperable lamp post at the Linton Hall monument sign.

**MANAGEMENT COMPANY REPORT**

Ms. Ruiz presented the financials and the management report.

**OLD BUSINESS:**

The Reserve Study was amended with the correct information about dredging the ponds and dollar amounts were updated. The BOD voted to approve these changes. The Premier Landscaping proposals were presented for the fall plantings. VDOT responded to the BOD request for ‘Watch for Children’ signs being posted around the community. They will post 25 mph speed limit signs on Rain Slicker and on Aqua View; “then, we can see where we may be able to accommodate the Watch For Children Entire Community signs”.

**MOTIONS FROM OLD BUSINESS:**

A motion to approve changes to Reserve Study was made by Kelly Hoggan, seconded, Ruth Anne Sawyer and *passed to approve (3-0-0, all in favor)*. A motion to approve the Premier landscaping contract for \$865 for stone walls (this is labor only; the stone will be donated for free from Foster Masonry, Inc.) at the Aqua View pond entrance was made by Ruth Anne Sawyer, seconded, Kelly Hoggan and passed to approve (3-0-0, all in favor). A motion to approve the Premier contract for installation of soil, seed and straw in bare areas, tree ring areas, along Meadow Wood Drive for \$595 was made by Kelly Hoggan, seconded Ruth Anne Sawyer and passed to approve (3-0-0, all in favor). A motion to approve the Premier contract for installation of 3 large plant beds along Meadow Wood Drive and two beds at the pond path entrance for \$2,925 was made by Ruth Anne Sawyer, seconded Kelly Hoggan and passed to approve (3-0-0 all in favor). A motion to approve the removal of 19 dead trees for \$1,458 and the replacement of 20 new trees with tree bags for \$3,840.70 was made by Kelly Hoggan, seconded Ruth Anne Sawyer and passed to approve (3-0-0, all in favor).

**ACTION ITEMS OLD BUSINESS:**

(M) Monica will check with Premier about recommendations for the corner of Horizon View and Puddle Place landscaping beds.

**NEW BUSINESS:**

The Marquee sign proposal was presented and approved pending the site plan and the letters are included in the bid. We would also like a bid for solar lighting. The Lake Management pond proposals were presented and only the initial treatments for Rain Slicker and Breezeway ponds were approved at this time. We will discuss the annual contracts at the November meeting. The annual contract for Aqua View pond was approved at \$3,024. This money comes from our operating reserves. The fence proposals along Linton Hall Road were presented and will be voted on electronically when all members of the BOD are present.

**MOTIONS FROM NEW BUSINESS:**

A motion was made by Kelly Hoggan to approve the annual pond treatment contract for Aqua View and the initial treatments of Breezeway and Rain Slicker ponds, seconded Ruth Anne Sawyer, and *passed to approve (3-0-0, all in favor)*.

Ruth Anne Sawyer made a motion to adjourn to Executive Session, seconded, Kelly Hoggan, and *passed to approve (2-0-0, all in favor)* at 9:46 p.m.

**EXECUTIVE SESSION:**

The Board met in Executive Session beginning at 9:46 p.m. and adjourned at 10:10 p.m.

The Board reconvened the Monthly Meeting at 10:10 p.m.

**ADJOURNMENT:**

**A motion was made by Kelly Hoggan to adjourn the meeting, seconded by Ruth Anne Sawyer, *all in favor*, (2-0-0).** The Ashley Ridge Board of Directors meeting was adjourned at 10:10 p.m.