

**Ashburton Manor HoA  
Annual Meeting Minutes  
April 14, 2010**

An annual meeting of the Ashburton Manor Homeowners Association, Inc. (the "HOA") was held on Thursday, April 14, 2010. Notice of the meeting was properly sent out in advance of the meeting in accordance with Article III, Section 3 of the HOA Bylaws.

The following members of the Board of Directors were present at the meeting: Tom DeFranco, Peter Fish, Don Howell, Keith Jacobson, Dave Jones and Lou Ward. Also in attendance was Terry Gilbertson from AAA Property Management Company, Inc.

A quorum of homeowners was present in accordance with Article III, Section 4 of the Bylaws of the HOA, with a total of 9 residents attending the meeting in person.

The meeting was called to order at 7:32 p.m. Tom DeFranco, President of the HOA, presided at the meeting. Peter Fish, Secretary of the HOA, took the minutes.

Tom DeFranco presented his report on the activities of the Association over the past year. He first noted that the Board of Directors had made a decision to write-off the \$5,714 that had been embezzled from the Association's funds by personnel of Koger Management, the former management company for the HOA. Mr. DeFranco indicated that while the HOA had filed a claim as a creditor in the Koger bankruptcy, the indications received from legal counsel was the recovery of any of the lost money was highly doubtful. As a result, the Board made the decision to write off the debt as unrecoverable and move on.

Mr. DeFranco reported on the major capital improvement projects that were undertaken in 2009, including the replacement of the wooden bridge connecting the HOA two neighborhoods and the complete resurfacing of the tennis courts. Mr. DeFranco also noted that the Association continued to facilitate social interaction among members of the community by sponsoring the Annual Halloween Parade.

Mr. DeFranco then discussed the HOA budget for 2010 and the annual audit of the HOA accounts. It was noted that the Association's reserve study was in the process of being updated. Mr. DeFranco reviewed the current HOA contracts with AAA Property Management, Blade Runners and Doody Calls. Finally, he reminded homeowners that the HOA website facilitates communications with our management company and allows on-line access to Association forms and documents, including the HOA's governing documents and Board meeting minutes.

The meeting was then opened for questions or concerns from the homeowners. It was noted that there were areas on the walking paths that were tripping hazards and in need of repair. It was also suggested that it might be time to replace the HOA's wooden fence on West Ox Road and might make sense to coordinate that action with the Cinnamon Oaks HOA. It was reported that some trees in the HOA common area were leaning and in danger of falling. It was agreed that this issue would be evaluated during the community walk-through. It was also noted that one of the cherry trees planted in the common area along West Ox road was of a different type than the others and the suggestion was made that the tree be replaced. The action items were assigned to AAA.

Mr. Fish was asked to provide an update regarding the efforts to facilitate the installation of Verizon FiOS on the Equity side of the community. He reported that Verizon was willing to proceed with an installation for roughly half of the Equity side of the community if the Board would grant Verizon an easement to utilize HOA common area for the installation. However, the majority of the Board was unwilling to take that step without further explanation from Verizon as to why it could not offer a solution that would cover the entire Equity side of the community. After further discussion, it was suggested that a complete canvassing of the Equity side of the community be conducted to determine the extent to which homeowners on the Equity side are interested in the Verizon FiOS service being available to them and to specifically identify those who would be willing to grant an individual lot easement to Verizon.

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The one business item involved filling one vacancy on the HOA Board of Directors. As the result of an election conducted by paper ballot, Keith Jacobson was re-elected to a three year term by majority vote. The meeting was adjourned at 8:40 p.m.