

**Ashburton Manor HoA  
Board of Directors Meeting Minutes  
May 14, 2008**

A regular meeting of the Board of Directors of the Ashburton Manor Homeowners Association, Inc. (the "HOA") was held on May 14, 2008 at Crossfield Elementary School.

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

The meeting was called to order at 7:10 p.m. Tom DeFranco, President of the HOA, presided at the meeting. Peter Fish, Secretary of the HOA, took the minutes.

Tom DeFranco began the meeting with discussion of an item that had been raised after circulation of the agenda for the meeting. A question had been raised about the propriety of an exercise class that was meeting regularly on the Association's common area. After discussion, the consensus was that so long as members of the community were participating in the class, there was no issue with it. It was further suggested that an item about the class should be included in the next community newsletter and added to the community's website.

The next item of business was review of the minutes for the Association's last two Annual Meetings. The minutes of the meetings held March 22, 2007 and April 3, 2008 were unanimously approved.

Mr. DeFranco then reviewed the current Action Item list. It was noted that the annual Community Walk Through still needed to be scheduled. Terry Gilbert indicated that she was coordinating that with Tony Kellar, the Chair of the ARB. In preparation for the Walk Through, she was compiling a master list of approved improvements. It was also suggested that an electronic copy of the ARB application should be added to the community website.

With respect to the Association's bank statements, it was noted that AAA still was not receiving statements for each of the community's accounts. Ms. Gilbert indicated that she would continue to work with Millennium Bank to remedy that.

The next topic of discussion was the community's tennis courts. It was noted that all of the estimates that had been previously obtained were a year or more old, so it was necessary to obtain new estimates. After much discussion, it was agreed that Ms. Gilbert would obtain estimates from Bishop's and at least one other vendor. Board members emphasized the importance of getting each vendor to scope out what the range of possible options were for the tennis courts. It was also suggested that each vendor provide details about any warranties as well as maintenance plans.

The final topic of discussion concerned the installation of Verizon's optical broadband fiber known as FiOS in the community. It was noted that only half of the community's homes currently have access to FiOS. Verizon evidently bypassed the Equity side of the community because Verizon only had easements it could utilize on each of the individual lots on the NV side but lacked such individual lot easements on the Equity side. After much discussion it was decided to have a Verizon representative come to a special meeting of the Board to explain and discuss the issue further.

The meeting was adjourned at 8:25 pm.