

**Ashburton Manor HoA
Board of Directors Meeting Minutes
June 6, 2007**

Attendees: Tom DeFranco Keith Jacobson
Dave Jones Don Howell

Peter Fish, Lou Ward, and Rick Willhite notified the Board in advance that they were unable to attend the meeting.

The meeting was held at Keith Jacobson's house and was called to order at 7:30pm.

Summary:

The group reviewed the final proposals from AAA Property Management, Capitol Property Management, and Capitol Management Corporation.

A vote was taken to decide on the new HoA management company to take over from Koger Management, whose contract with the HoA is terminated effective July 1st. The vote was as follows:

Capitol Property Management	Dave Jones Rick Willhite (via proxy by Dave Jones)
AAA Property Management	Tom DeFranco Lou Ward (via proxy to Tom DeFranco) Don Howell Keith Jacobson
Capitol Management Corporation	No votes received.

As a result of the vote, AAA Property Management will take over the HoA's management.

AAA will be contacted to provide an updated contract reflecting their final proposal for review by the Board prior to signing.

A letter will be set from the Board to Koger for distribution to all HoA members concerning the selection of the new management company.

The two management companies who were not chosen will be contacted to inform them of the Board's decision.

An e-mail will be sent to the HoA's vendors to inform them of the Board's decision.

The Board decided to perform an interim audit of the HoA's finances from January 1st to June 30th, 2007. This task will be performed by our current accounting firm and will be coordinated by our new management company.

It was decided that the refund provided by Koger for the overcharging of the HoA's monthly management costs will be placed in the HoA's operating fund.

The Board agreed to ask our attorneys about the possibility of pursuing damages from Koger to recover our accounting and illegal fees as a result of Koger's embezzlement of HoA funds.

The meeting was adjourned at 8:00pm.