

**Ashburton Manor HoA**  
**Board of Directors Meeting Minutes**  
**August 2, 2007**

Attendees: Tom DeFranco Keith Jacobson Lou Ward Terry Gilbert (AAA)  
Dave Jones Don Howell Rick Willhite Mike Erwin (AAA)

Peter Fish notified the Board in advance that he was unable to attend the meeting.

The meeting was held at Dave Jones' house and was called to order at 7:30pm.

*Summary:*

AAA reviewed the Association financial statements which they prepared. They reviewed two sets of statements, one for the period of 7/1 to 8/2/07 and the other through 6/30/07 which details the HoA's financial dealings in the last months under Koger Management.

The Board approved the acquisition of \$25K Fidelity Bond Insurance at the cost of \$373/year. The policy is effective 8/2/07 through 8/2/08.

AAA is awaiting a proposal from All-Rec to repair and replace the damaged tot lot slide. This proposal will be distributed to the Board once received. In addition, All-Rec offers a full maintenance check of all the recreation area equipment at a cost of \$250. AAA will investigate if this cost and be included in the slide repair cost.

AAA will look for trash receptacles to replace the damaged trashcan in the rec area.

An invoice from All-Rec for the repair of the tot lot motorcycle appears to have not been paid. The HoA's records indicate that a payment was made to All-Rec in an amount that differs from the invoice amount. AAA will investigate the discrepancy.

The Board declined to accept Goldklang Cavanaugh's \$1500 proposal to conduct an interim audit of the HoA's finances for the first six months of the year.

The Board decided to roll over the existing CD with Millennium bank for another year.

Koger's bankruptcy filing was discussed. Under the advice of our attorney, the HoA will file a claim with the court for the HoA funds embezzled by Koger. AAA will forward a copy of the claim form to the attorney for completion and filing.

The Board agreed to ask AAA to obtain a set of bids to repair the tennis courts.

The basketball nets in the rec area will be replaced by Board members as time allows.

The meeting was adjourned at 8:45pm.