

Ascot Glen HOA  
Quarterly Meeting Minutes  
February 6, 2019  
Location: Ascot Run Cul-de-sac

Minutes Recorder: Chuck Rose

Start: 06FEB2019, 17:14

Meeting was conducted in Kent Hawk's driveway in order to facilitate all residents who wanted to witness the meeting. Kent directed/coordinated the discussion. Notice of the meeting was previously published by Kent via the Ascot Glen web site requesting RSVP and on NextDoor. Barry identified potential problem with the format of the RSVP and suggested changes.

Attendees:

Kent Hawk, President, HOA  
Devon, Vice President, HOA  
8 other HOA members

Barry read the Open Meeting Bylaws in order to confirm/clarify the requirement of the meeting.

Kent identified that the fiscal year for the HOA is 01JAN – 31DEC.

For now, Jeff Harrell, Keystone Partners, will continue to function as the Treasurer officer for the HOA. Concerns were raised re. fiscal management, documentation and reporting by Jeff. At least one Board member must have access to all financial accounts at PayPal, SunTrust checking, and BB&C.

Bushes at the entrance of the subdivision have been trimmed. We will resolve any future issues with sight lines by removing any plants that are blocking the view.

Overnight/street parking is still an ongoing issue. Kent researched HOA ability to enforce this rule and found that Cobb County would not enforce. Towing companies will not get involved. \$25.00 fine per occurrence is being considered by the Board.

Letters were sent to property owner of the house of concern regarding feral cats being fed by the resident. The cats are a nuisance and a health issue. Cobb County Animal Control will not get involved. "Best Friends" will spay/neuter if cat is brought to their facility. "Best Friends" will provide humane traps as requested. It was decided that a letter would be sent to any concerned neighbor about "Best Friends" help.

Only one ARC request has been received (paint color). It was approved by a quorum of the Board.

Regarding HOA Liens - Kent met w/attorney and discovered how the lien laws affect or limit HOA. Kent will meet with HOA attorney to further clarify the financial benefit of initiating a lawsuit to collect on outstanding liens.

The initial cost of engaging the HOA Attorney for lien collection is \$80.00 per lien.

Four year statute of limitation may limit the amount of lien collections that may be sued for.

There are 76 properties in Ascot Glen. Jeff Harrell reported that there are 22 properties that have liens, all of which are related to missing one or more yearly HOA dues in the past. The current lien debt is in excess of \$17k.

Lack of ARC requests dictated the dissolution of the ARC until deemed necessary in the future.

Spread sheet implemented to track all violation letters.

Three tiered notification is in effect: courtesy, covenant violation, final letter.

HOA Attorney, David Boy is on retainer for the entire year of 2019 and available to work all issues for the HOA Board including Fining for Covenant Violations and any efforts necessary to collect on the outstanding liens.

The public HOA meeting will be scheduled by Kent. Possibility of 02MAR2019, 15:00 at the Kennesaw Public Library.

Barry suggested that HOA review the GA Property Association Act be reviewed concerning past due interest of fines etc. Reference code 44-3-232.

Board stated they are open to suggestions for improvements and encouraged all residents to respond.

Discussed potential for reduction of cost to residents for trash pickup. To be discussed at public meeting.

HOA prioritized violations (to be discussed at public meeting):

- Trash cans visible from the street.

- Street parking.

- Mail box maintenance.

Meeting ended at 18:08

Agenda Handout:

Ascot Glen HOA  
Quarterly Meeting Agenda  
02/06/2019

Intro

- This is a Quarterly Board Meeting
- HOA member introductions
- Officer assignments: update on Treasurer function

Activities Update

- Safety: bushes at entrance, street parking
- Feral cats, Animal Control, Best Friends
- ARC Committee: canceled until further notice
- Covenant Violation fine letters
- Street Parking
- Liens status
- Preparation for Public HOA meeting

Community Spirit

- Christmas Decorations. Thank you Sandra and Chris!