

Ashley Farms Homeowners' Association Board of Directors Meeting Minutes

Tuesday, July 8, 2025

6:30 P.M

Residence of Karen Parenteau

In Attendance: Karen Parenteau/President
Karl Rutledge/Treasurer
Mary Rutledge/Guest
Felicia Szczepanski/Temporary Secretary

Absent: Lisa Marshke-Olson/Board Member
Chad Teatsorth/Board Member

- **Previous Meeting Minutes:** Minutes from the meeting on 6/10/2025 were read, and motioned by Karl Rutledge to approve, seconded by Karen Parenteau to approve. Motion carried.
- **Treasurer's Report:** Presented by Karl Rutledge.
 - *There are four remaining households with unpaid AFHOA Dues. Attorneys have been contacted.
 - *Budget Concerns: Considerations on a cost effective solution to Christmas Lighting at the County Line Entrance to Ashley Farms.
Felicia Szczepanski motioned to approve the Treasurer's Report, Karen Parenteau seconded the motion to approve. Motion carried
- **Old Business:**
 - * Discussion regarding complaints from two Homeowners about a blight issue. The City of New Baltimore Building Department will be contacted.
 - *Landscaping Discussion to have flowers planted in either Subdivision Park that is appropriate.
 - *Discussion regarding the second island from County Line in Ashley Farms: The Sprinkler System has been damaged from tree roots on the island. The Board is still attempting to get estimates for the repair. Companies are busy and have not responded.
 - * A vote was held to have Attorneys proceed with "Final Demand" on a very delinquent Homeowner. The vote was unanimous to proceed with this action. The Treasurer will contact the second delinquent Homeowner and advise them to contact the Attorney to discuss payment options.
- **New Business:** Discussion to search for a location for future AFHOA Board Meetings.

Meeting adjourned at 7:30 P.M

The next AFHOA Board of Directors Meeting will be held on
Tuesday, August 5 2025, at 6:30 P.M

Location TBD, pending the search for a new location.

Respectfully submitted by Felicia Szczepanski
AFHOA Temporary Secretary