

**Ashburton Manor HoA
Annual Meeting Minutes
March 22, 2007**

An annual meeting of the Ashburton Manor Homeowners Association, Inc. (the "HOA") was held on March 22, 2007. Notice of the meeting was properly sent out in advance of the meeting in accordance with Article III, Section 3 of the HOA Bylaws.

The following members of the Board of Directors were present at the meeting: Tom DeFranco, Peter Fish, Don Howell, Dave Jones, Lou Ward and Rick Willhite. Also in attendance was Kathy Gately from Koger Management Group, Inc.

A quorum of homeowners was present in accordance with Article III, Section 4 of the Bylaws of the HOA, with a total of 14 residents attending the meeting in person.

The meeting was called to order at 7:30 p.m. Tom DeFranco, President of the HOA, presided at the meeting. Peter Fish, Secretary of the HOA, took the minutes.

Tom DeFranco presented his report on the activities of the Association over the past year, including review and discussion of the budget for 2007.

An open discussion forum followed during which the topics discussed included the School Board's controversial high school redistricting plans, the need for resurfacing of the community tennis courts, creation of a community email group or website, and the problem of cars speeding through our neighborhoods.

The one business item involved filling one vacancy on the HOA Board of Directors. Keith Jacobson was elected unanimously.

After Koger's representative, Ms. Gately departed the meeting, Tom DeFranco provided an update on Koger Management and the HOA's efforts to recover the funds embezzled by a former Koger employee. He noted that the HOA Board was actively seeking a management company as a replacement for Koger and that interviews had already been held with two companies.

The meeting was adjourned at 9:05 pm.