

**Ashburton Manor HoA
Annual Meeting Minutes
April 2, 2009**

An annual meeting of the Ashburton Manor Homeowners Association, Inc. (the "HOA") was held on Thursday, April 2, 2009. 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, Keith Jacobson, Dave Jones and Lou Ward. Also in attendance was Patti Lloyd from AAA Property Management Company, Inc.

A quorum of homeowners was present in accordance with Article III, Section 4 of the Bylaws of the HOA, with a total of 10 residents attending the meeting in person.

The meeting was called to order at 7:35 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. He first noted that the Association had expended reserve funds to have the tennis courts resurfaced in the fall. It was reported that some cracks had recently appeared in the new surface. AAA was directed to contact the vendor to have the cracks fixed under the warranty for the original repairs.

Mr. DeFranco then reviewed the annual activities of the Association including the Ice Cream Social and Halloween Parade. He then highlighted the establishment of the Association's new website (AshburtonManor.com). It was noted that the website would facilitate communications to homeowners and allow on-line access to Association forms and documents, including the HOA's governing documents and Board meeting minutes.

The third discussion item was the HOA budget for 2009 and the yearly audit of the HOA accounts. It was noted that the Association's reserve study was in need of updating and the Board was obtaining quotes from several firms. Finally, Mr. DeFranco reviewed the current HOA contracts with AAA Property Management, Blade Runners and Doody Calls.

Peter Fish provided an update regarding the efforts to facilitate the installation of Verizon FiOS on the Equity side of the community. Verizon representatives have indicated that present level of interest in the community is insufficient to proceed with an installation but Verizon has indicated a willingness to make one more effort to obtain individual lot easements from HOA homeowners.

The meeting was then opened for questions or concerns from the homeowners. It was noted that there were some large trees that looked like they could be ready to fall along the HOA foot path. AAA was directed to evaluate the trees in the path area behind Thistlethorn and report back to the Board. An update was requested on the Koger embezzlement issue. A concern was raised regarding drainage near the HOA tot lot. There was a suggestion to investigate the possibility of reducing the size of the parking area near the HOA tennis court and restoring the area to grass.

The one business item involved filling two vacancies on the HOA Board of Directors. The following Board members were re-elected by unanimous vote: Tom DeFranco and Dave Jones.

The meeting was adjourned at 8:42 pm.