

Officers:

President: Tessa Dysart
Vice President: Joe McIntire
Treasurer: Mary Molloy
Secretary: Andrew Dysart
Pool Director: JT Fears
Maintenance Director: Art Ray
Hospitality Director: Denee Harris
Architecture Director: Joseph Rodriguez
Business Manager: Stacie Dayton (Non-Officer Position)

Board of Directors

Andrew Dysart (Term Expires: 2015)
Art Ray (Term Expires: 2015)
Courtney Brown (Term Expires: 2014)
Denee Harris (Term Expires: 2015)
Joe McIntire (Term Expires: 2016)
Joseph Rodriguez (Term Expires: 2014)
JT Fears (Term Expires: 2016)
Mary Molloy (Term Expires: 2014)
Tessa Dysart (Term Expires: 2016)

Meeting called to order at 7:30pm

Present: Andrew Dysart, Art Ray (arrived after the minutes were approved), Denee Harris (arrived after the minutes were approved), Joe McIntire, Joseph Rodriguez, JT Fears (JT left early, during the executive session), Mary Molloy, Tessa Dysart, and Stacie Dayton

Absent: Courtney Brown

Agenda

- **Approve 12/9/13 Minutes**
 - Approved without objection by the following board members present: Andrew Dysart, Tessa Dysart, Mary Malloy, Joseph Rodriguez, JT Fears, Joe McIntire (no objections)
- **President's Report**
 - Ditches
 - Discussed repairing the ditches between Anderson Way, Bradley Way, Bennington Circle, and Bennington Road
 - Tessa talked to the city and had them out to look at the ditches, and they are going to repair them at the city's expense
- **Treasurer's Report**
 - Money spent previous month
 - *See attached Treasury's Report*
 - Art asked for a line item of an accounting to be able to tell what was spent off of the items per items
 - Andrew said he would help Mary revise the budget to show this information.
 - Joe wanted to contest Stacie's payment, because he claimed that she wasn't employed during the time of the "lame duck board," but this was not entertained further by the board as that issue was resolved by our attorney
 - Tax penalties update
 - Mary has talked to the IRS and they are going to probably be lowering the penalties we owe

Executive Session called to order at 7:57p.m. (entering the Executive Session was approved by a majority of the board)

- **Executive Session Notes**

- Update violations and rules and regulations issue
- Update delinquent accounts issue

Executive Session adjourned and returned to the regular Board Agenda at 8:18p.m.

- **Executive Session**

- Joseph thinks that they delinquent accounts may need more time to pay
- The board agreed to vote that the delinquent accounts would be given ten days (until January 24, 2014) to pay 25%, with the remainder due in eleven equal payments over the rest of year, one per month starting in February
- Passed by Andrew, Tessa, Mary, and Joseph Rodriguez (with Denee, Joe, and Art recused) (Art attempted to vote nay)

- **Other Business**

- **Pool Contract**

- *This section was discussed before the executive session, while JT was still present; it is included here with the pool agenda:*
 - JT discussed problems that the AAA guy noted as far as the pool was concerned
 - Apparently a skimmer or more might be broken
 - This skimmer might have been covered when the pool was renovated
 - Stacie will look into finding the contract
 - Two things he thinks we need to look at:
 - Fixing the skimmer and replacing the pool cover
 - JT is going to get estimates for fixing the skimmers and for replacing the pool cover
 - The Board discussed which new pool contract to use:
 - *See attachments of AAA Pool Service Contract and High Sierra*
 - AAA presented new contracts that significantly lowered the prices, but had fewer open hours than High Sierra
 - Joe was concerned that by going to a new contract may hurt our warranty with AAA
 - Stacie gave the requirements for keeping the pool under warranty if we go with High Sierra, and it appears that High Sierra will meet these requirements
 - The board voted to go with the High Sierra contract
 - Voting yea: Andrew, Denee Harris, Joseph Rodriguez, Mary, and Tessa
 - Voting nay: Joe McIntire and Art

- **Paths Contract**

- Discussion about the tree that is blocking the path at 917 Amherst Lane
- Art is going to get quotes for removing that path

- The Board will approve a path contract next meeting after we know the costs for removing the tree.
- **Barn: Locks and Roof (Joseph/Art)**
 - Andrew, Joseph, and Art are going to look at it tomorrow (1/15/2014) and report back
- **Social Media Accounts (Andrew)**
 - Website
 - We need to get our website updated
 - Stacie is going to look into this with our current web designer and see if we can get information about updating the website on our own
 - Nextdoor
 - We need to get a better presence on Nextdoor
 - Facebook
 - The previous board is going to give the current board access to the Facebook page
 - We need to also get a better presence on Facebook
- **Neighborhood Watch (Joseph)**
 - Joseph is going to talk MPO Leta Krieger concerning getting documents for starting a Neighborhood Watch, and Art is going to share with him the names of individuals who were interested in serving as block captains
- **Signs**
 - Discussed missing HOA Board Meeting notice signs that have gone missing
- **Tree Removal**
 - Art is going to get estimates concerning removing the tree on the path on Amherst Ln
- **Graffiti**
 - Problems in between Bennington Circle and Bradley Way
 - Andrew will look into getting this removed
- **Stacie's Duties (Stacie)**
 - *See attachment for the list of Stacie's Duties*
 - Mary wanted to state that she has taken offense to the way that Joe has treated Stacie and has unjustifiably attacked Stacie's position as business manager
- Date for next meeting: February 10, 2014
- **Homeowner forum**
 - Melissa (921 Amherst); her house was broken into on last January (2013), and then last week someone attempted to break in again
 - VBPD said that there was a lot of calls in this area
 - VBPD said that she should find out what needs to be done to get a privacy fence
 - She wants a privacy fence and is concerned with her safety with these burglaries
 - There is also a streetlight out on the street near her house

Meeting adjourned at approximately 9:30pm

Agenda Items for 2/10/2014:

- Update on delinquent accounts (Tessa)
- Update on quotes for fixing the skimmers and for replacing the pool cover (JT)
- Update on getting a neighborhood watch started (Joseph)
- Update on quotes for getting the tree on Amherst Ln removed (Art)
- Update on getting graffiti removed (Andrew)

Attachments:

- 1/13/2014 Agenda
- 1/13/2014 Treasurer's Report
- Stacie's Duties

Respectfully Submitted,

/s Andrew B. Dysart

Andrew B. Dysart

Secretary

Abingdon Village Homes Association