

Officers:

President: Tessa Dysart
Vice President: Joe McIntyre
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 McIntyre (Term Expires: 2016)
Joseph Rodriguez (Term Expires: 2014)
JT Fears (Term Expires: 2016)
Mary Molloy (Term Expires: 2014)
Tessa Dysart (Term Expires: 2016)

August 11, 2014:

Present: Andrew Dysart, Art Ray, Courtney Brown, Tessa Dysart, Stacie Dayton

Absent: Denee Harris, Joe McIntyre, Joseph Rodriguez, JT Fears, Mary Molloy

A quorum was not reached for this meeting and the meeting was canceled at 8:06pm and tentatively rescheduled for August 18, 2014.

August 18, 2014:

Meeting called to order at 7:39pm

Present: Andrew Dysart, Art Ray, Courtney Brown, Denee Harris, Mary Molloy, Tessa Dysart, Stacie Dayton

Absent: Joe McIntyre, Joseph Rodriguez, JT Fears

Agenda

- **Approve 7/22/2014 Minutes**
 - All Board Members present voted in favor of approving the July 22, 2014 Minutes
- **President's Report**
 - **Absent Board Members**
 - Both Joseph Rodriguez and Joe McIntyre have missed multiple meetings recently. This was raised as a concern, especially in light of the fact that we did not have a quorum at the August 11, 2014 meeting, which was in-part due to their absence.
 - Both Board Members have already been contacted concerning their absences, but neither have responded
 - Joseph Rodriguez and Joe McIntyre both have the lowest Board Meeting attendance percentages over the past ten Board Meetings (since the last election of Officers)
 - Joe McIntyre has missed 70% of the last ten Board Meetings (present at three meetings and absent at seven meetings) and has missed the previous five consecutive Board Meetings

- Joseph Rodriguez has missed 50% of the last ten Board Meetings (present at five meetings and absent at five meetings) and has missed the previous four consecutive Board Meetings
- **Removal of a Board Member Due to Three or More Consecutive Meetings**
 - Pursuant to Article VIII, Section (1)(d) of our Bylaws, a Board Member may be removed in the event that the Member shall be absent from three consecutive Meetings
 - The Board discussed two options regarding Joseph Rodriguez and Joe McIntyre's excessive absences:
 - Vote to remove them both immediately
 - Give them both a chance to express their interest in remaining on the Board
 - The Board voted unanimously to give both Joseph Rodriguez and Joe McIntyre until Tuesday, August 26, 2014 at 5:00pm to reaffirm their desire to remain on the Board, or else their position will be deemed to have been vacated by the Board pursuant to Article VIII, Section (1)(d) of the Bylaws (all Board Members present voted in favor of this option)
- **Attorney Meeting**
 - Tessa and Andrew met with the new attorneys (Inman & Strickler P.L.C.) prior to this Board Meeting, and believe that they will be able to provide us with good legal advice concerning issues related to our Reserve Study and also concerning the issue with the fences and Governing Documents
 - One of their attorneys will be at our September meeting to introduce herself and answer any questions that we may have
- **Collections**
 - We were informed by Inman & Strickler that we could keep our collections with Thomas, Adams, & Associates, or we could move them to Inman & Strickler
 - Tessa will investigate these options more, as it may be less expensive to keep our collection issues with Thomas, Adams, & Associates
- **Treasurer's Report (Stacie/Mary)**
 - **Bank Update**
 - We still have \$11,000 left in Suntrust Bank (we are in the process of transferring all accounts to PNC)
 - By the end of the week we should have all accounts that were previously drawing from the Suntrust accounts transferred over to our new PNC accounts
 - **Money Spent Previous Month**
 - *See attached treasurers report for July*
 - **Tax Update / Audit Update**
 - We have not heard anything else from the IRS concerning any previous tax issues. If any other issues arise, Mary will let the Board know. Mary believes that we have finally gotten all our previous years' tax issues resolved.

- Stacie should have all the previous year's transactions entered into QuickBooks by the end of the month, and at that point we should be ready for our audit
- **Business Manager Report (Stacie)**
 - **Architectural Approval**
 - A homeowner would like to replace the wall that is in the front of his house
 - This is a wall that is built into the front of his patio, it was designed and built when the original home was built
 - Many homes in our association have this feature
 - This homeowner's wall is currently made out of a wood material with a different outside material and the homeowner would like to replace it with a brick wall that matched his home, like many of the other homes of this design have
 - The following five Members voted in favor of allowing the change: Art Ray, Courtney Brown, Denee Harris, Mary Molloy, and Tessa Dysart
 - Andrew Dysart abstained due to concerns that even though this is an original design, it may be in violation of the provision in our Covenants that allow for only split-rail fences
 - **House on 6328 Barnard Way**
 - This house had a huge pile of junk in the front yard and on the street
 - This house is in the process of foreclosure by Southern Bank
 - It has been reported that this house is infested with German cockroaches
 - Bulk pickup with the city started to remove the pile of junk, but due to the cockroach infestation, they didn't complete the removal
 - A neighbor then removed the remainder of the trash
 - Stacie contacted Southern Bank to inform them of the situation. Southern said they will contact their local person to see what they can do about the cockroach problem
- **Social Committee Report (Courtney)**
 - **The Social Committee is planning the following events:**
 - Planning a fall neighborhood garage sale for September 27, 2014
 - They are also planning a vendor event for business owners in the Association
 - More details will be coming soon concerning both of these events, and once they are finalized information will be posted on the website
 - **Community Picnic on September 16, 2014**
 - The picnic was a success with multiple homeowners in attendance
- **Other Business**
 - **Violations**
 - There are two houses in the association that have junk and fence materials in their yard (one on Brynmawr Ln and one on Bennington Rd)
 - The Board voted unanimously to send both homeowners a letter asking them to cleanup the debris in question
 - **Clubhouse Reservations**

- Stacie will now handle the initial contact concerning clubhouse reservations and coordinate with the pool company (if necessary) and then the information will be passed to Denee to handle the walkthrough
- **Bees on the Path**
 - It was reported to the Board that there are wild bees in the ground on the path behind the school and Bennington Rd
 - Andrew will investigate to see if the bees are still there and investigate what can be done to remove them
- **Update on Governing Documents (Tessa)**
 - Tabled until the next Board meeting, as we are still awaiting an opinion back from our attorney
- **Reserve Study (Tessa)**
 - *See the minutes from June and July for more information concerning the Reserve Study*
 - The Board discussed options related to budgeting in light of the recent Reserve Study
 - Tabled until the next Board meeting, as we are still awaiting an opinion back from our attorney
- **Budget (Tessa)**
 - **Extra Meetings**
 - We may need to have extra meetings in order to finalize the budget
 - We will determine this at a future Board Meeting, once we have a better idea of where we are with the budget
 - **Pool**
 - Our pool company has informed us that our pool is current leaking a lot of water on a daily basis
 - We are getting quotes from three pool companies for a leak study, winter care, and for an operating contract for the 2015 season
 - **Clubhouse Phone**
 - Tessa is concerned that the Board is currently spending too much money on the phone in the clubhouse
 - Our monthly phone bills range from around \$53 to \$67 per month
 - Stacie is going to get quotes and options for a cheaper phone service
 - **The Board should all individually review the Reserve Study and come prepared next month to discuss options for the 2015 budget and start the budgeting process**
 - **Stacie's Salary**
 - It was discussed cutting Stacie's salary and changing her from an hourly rate to a monthly rate, with the expectation that she remain working the same number of hours
 - Stacie understands the tough financial situation that the Association is in and is okay with the cut due to the necessity of the Association
 - **Clubhouse Mold and Bug Issues**

- Tessa has received estimates for removing the mold and bugs in the clubhouse, and believes that it would be best to wait until the budgeting process in order to include it in next year's budget
- **Barn: locks and roof (Art)**
 - This needs to be budgeted for within the budget for the Reserve Study, as this is a reserve component
- **Date for Next Meeting: September 8, 2014**
 - Starting at 6:30pm for budgeting processes
- **Homeowner Forum**
 - A homeowner was present to request the amount that he owed. Stacie took his information and will call him to let him know his balance owed to the association.

Meeting adjourned at 9:42pm

Agenda Items for 9/8/2014:

- Keeping collections with Thomas, Adams, & Associates (Tessa)
- Bees on the Path (Andrew)
- Update on Governing Documents (Tessa)
- Governing Documents Vote Continuation on September 15, 2014 (Tessa)
- Reserve Study (Tessa)

Attachments:

- 8/19/2014 Agenda
- 8/19/2014 Treasurer's Report
- 8/19/2014 Business Manager's Report

Respectfully Submitted,

/s Andrew B. Dysart
Andrew B. Dysart
Secretary
Abingdon Village Homes Association