

# Abingdon Homes Village Homes

Board of Director's Minutes

June 13, 2016

## Officers:

President	Heather Murray
Vice President	Donna Astern
Treasurer	Bryan Carl
Secretary	Vicki Nuvill
Pool Director	JT Fears
Maintenance Director	JT Fears
Social Director	Donna Astern
Hospitality Director	Charisse Keys
Architectural Director	Alan Murray
Manager	Community First Management Co

## Board of Directors:

Heather Murray	Exp 2016
Donna Astern	Exp 2017
Bryan Carl	Exp 2018
Vicki Nuvill	Exp 2017
JT Fears	Exp 2016
Alan Murray	Exp 2017
Scott Astern	Exp 2018
Charisse Keys	Exp 2018
Sabrina Arehart	Exp 2016

Meeting called to order on June 13th, 2016 7:33 pm

**Present:** JT Fears, Alan Murray, Donna Astern, Scott Astern, Heather Murray, Charisse Keys, Vicki Nuvill, Bryan Carl, Sabrina Arehart

**Absent:** none

Prior to this meeting, Tessa Dysart resigned from the board.

Prior to this meeting the board voted and approved by email to appoint Sabrina Arehart to the board.

Prior to this meeting the board voted and approved by email to replace the rotten flower bed beams, plant shrubs and flowers at the clubhouse and pool at a cost of \$300.00.

## Agenda:

- Approve Minutes
  - All Board Members present voted in favor of approving the May minutes.
- Treasurer's Report
  - Presented by Bryan. Reviewed monies spent for the month.
    - Received \$12,115.90 in dues, \$89,716.53 received year-to-date. \$9,535.04 still outstanding.
    - Pool passes – 27 purchased
    - Operating Budget \$77,904.90
    - Reserve Budget \$10,787.70
- President's Report
  - 2 - Realty Packets sent out. (Anderson & Bradley)
  - Due Process Hearing results – excellent

- National Night Out – register on Wednesday
- Reviewed 2016 Reserve Fund Study – great progress
  - Club House ok
  - Basketball courts – working on now
  - Bridges – replaced two this year.
  - Chain link fence
  - Men’s room – complete
  - Playground – almost complete
- Vice President’s Report
  - CFM
    - 22 violations sent out last month - many have already been resolved. 14 new ones this month.
    - House sold w/non-compliant fence. CFM didn’t notify board of sale for Architectural Director’s inspection of the property. Recourse? Will get with CFM to ensure they contact the board prior to any sale.
    - Petition for Speeding Sign – Sabrina will work on this
    - Legal Opinions Update – Reviewed all previous year’s opinion documents and compiled an organized binder of all the legal opinions for future reference. All lot of the same questions have come up over the years and the board has paid for legal fees each time. This binder will avoid un-necessary legal fees.
- Social Director’s Report
  - Memorial Day Picnic had a good turnout. The leftover food has been frozen to keep for the Labor Day picnic.
  - Prettiest Yard – Judging is next week.
  - Yard Sale – good participation. Suggested we have another in the fall.
  - Social Events Planning Sun June 26<sup>th</sup> at 3:00 pm
  - Kid’s Clean Up day has been scheduled for 6/24
  - Kid’s Book Exchange scheduled
  - 4<sup>th</sup> of July celebration – suggestion to open the pool to the community on 7/4
    - Motion on the floor to open the pool to the community on July 4<sup>th</sup> and Labor Day only. The motion was approved.
  - Pool Parties – Forms are on community website
  - During non-operating hours only
  - \$35.00 per hour – 1 lifeguard – up to 25 people
  - \$70.00 per hour – 2 lifeguards – 26-50 people
  - \$105.00 per hour – 3 lifeguard – 51-75 people \*Max 75 people
  - Must rent the club house with pool party \$25.00
    - Motion on the floor to approve the costs and guidelines stated above for pool parties. Motion approved.
- Hospitality Director’s Report
  - Club House rental on 6/13 – Success and they left a bean bag game for us.
  - 1 welcome packet delivered on 6/5
- Architectural Director’s Report
  - Pool fencing is complete.
  - Playground – This has been installed and we’ve had good feedback from our neighbors. Extra stakes have been ordered to secure the ladder.

- Club House – ran into a problem with the roof. There were 5 layers on the roof and rotten plywood. Cofer Roofing incurred extra costs. They invoiced for an additional \$135.00.
    - Motion on the floor to approve the invoice to Cofer Roofing for the additional expense of \$135.00. The motion was approved.
  - Children’s Swing – We’d like to add 2 infant/toddler swings to the playground. The cost to add a frame and 2 swings - \$200.00.
    - Motion on the floor to approve \$200.00 from the reserve fund towards the cost of making a frame for the swings and purchasing (2) infant/toddler swings. The motion was approved.
  - Securing the picnic tables – We’re in the process of placing and securing the tables off of the basketball court. The old rusty metal tables are being scrapped by this weekend.
  - Many board members volunteered time to clean out the shrubs and old plants in front of the Club House and along the old fence line. The plants purchased were planted and the wood around the main bed was replaced. It looks great. An email was sent to A Cut Above to mulch and plant annuals in the flower beds.
  - Shed Request – Received a request for a shed. The shed is within specs.
    - Motion on the floor to approve the request the shed request. Motion was approved pending receipt of the signed request.
- Pool Director’s Report
    - Pool Guest Pass Process – policy needs to be set in place. One punch per day with unlimited guests is not feasible.
      - Motion on the floor 1 punch per guest per day. The motion was approved.
    - JT obtained two quotes to replace the diving board. High Sierra’s quote was pretty high. The second was an internet quote for the board. JT volunteered to install.
      - Motion on the floor to purchase the diving board from InYo Pools with volunteers to install. Motion was approved.
    - Health Inspector called for depth markers in the kiddie pool. High Sierra quoted \$92.00 to install tiles matching the ones in the pool.
      - Motion on the floor to have High Sierra install depth tiles in the kiddie pool. Motion was approved.
    - Leak was located at the discharge side of the pump. High Sierra quoted \$225.00 to repair. JT and Alan said they could fix for much cheaper.
      - Motion on the floor to have High Sierra fix the leak. Motion failed.
    - Basketball Court – JT researched new backboard and hoops. The cost through Walmart is \$174.00 each. JT volunteered to install.
      - Motion on the floor to purchase two new backboards and rims through Walmart. Motion was approved.
    - Volleyball net – JT researched volleyball nets. He found one at Walmart for \$119.99.
      - Motion on the floor to purchase the volleyball net from Walmart for \$119.99. Motion was approved.
  - Old Business
    - Path Sign Installation – Alan and Heather have approximately (20) garden posts they are going to donate for the path signs. Tabled until September.
    - Quarterly plan – our plan is complete with the exception of the tennis courts.
  - New Business
    - 4<sup>th</sup> Quarter (Jun, Jul & Aug)
      - Dispose of the grill by the playground.

- Add a grill on the other side of the club house and a picnic table.
  - Add TV/cable in the club house.
  - Replant – future
  - Address the poison ivy
  - Investigate cost for community treatment for poison ivy in main areas. Heather will get a quote and board will revisit via email.
  - Alarm – Scott researched and found a system for \$399.00 with monitoring \$14.99/month. Tabled until next month.
  - Cigarettes – We will add buckets with sand for smokers to dispose of their butts. The lifeguard will be responsible for cleaning them out.
  - Pet Waste Station - \$149.00 – tabled until next month.
  - Smoking Tower – tabled until next month.
- Homeowner Forum
    - The barn has become a problem. Heather will get more information and present at the annual meeting.
    - It was suggested we start a program to “Adopt a Path.” The board liked the idea. Need to brainstorm to come up with incentives.
  - Executive Session – board only
    - The board discussed late fees and certified mailing fees.
    - Donna suggested we hold executive sessions before the meeting at 7pm.

The meeting was adjourned at 10:15pm.

Respectfully submitted,

Vicki Nuwill  
Secretary  
Abingdon Village Homes Association