

Abingdon Village Homes Association

Monthly Minutes

December 12, 2016

Officers:

President	Donna Astern
Vice President	Charisse Keys
Treasurer	Bryan Carl
Secretary	Vicki Nuwill
Pool Director	Johnnie Waters
Maintenance Director	Scott Astern
Social & Architectural Director	Sabrina Arehart
Hospitality Director	Charisse Keys
Manager (non-board)	CFM (Jennifer Copeland)

Board of Directors:

Donna Astern	Exp 2017
Charisse Keys	Exp 2018
Bryan Carl	Exp 2018
Vicki Nuwill	Exp 2017
Johnnie Waters	Exp 2019
Alan Murray	Exp 2017
Scott Astern	Exp 2018
Sabrina Arehart	Exp 2019
Jordan Patterson	Exp 2019

Meeting called to order on December 12th, 2016 7:30 pm

Present: Donna Astern, Scott Astern, Alan Murray, Charisse Keys, Sabrina Arehart, Vicki Nuwill, Alan Murray, Johnnie Waters, Jordan Patterson

Absent: Bryan Carl (medical – excused)

Prior to this meeting, Jordan Patterson was added to the board.

Agenda:

- Approve November Monthly Minutes
 - Meeting minutes were presented for approval. Alan made a motion to approve the minutes, Scott seconded the motion. Motion carried.
- Treasurer's Report
 - Presented by Scott - reviewed monies spent the previous month and money taken in.
 - CFM Financial Report
- President's Report
 - Updated budget and letter mailed to the homeowners.
 - Realty Packets – None received in November
 - Update on lawn care/deep clean
 - Phase II of the deep clean is complete.
 - Tree damage from Hurricane Matthew is cleaned up around the clubhouse.
 - Adopt-A-Program – We are still waiting for our sign.
 - Neighborhood Watch
 - Maurice Washington presented material on Neighborhood Watch.
- Vice President's Report
 - Verizon Hole Covers – ordered covers (2-3 weeks). Will notify when replaced.
- Hospitality Chair
 - Clubhouse rentals – 1 last month
 - Welcome packets – delivered 3 this month, left 1 at the door
- Social Chair
 - Cookie Exchange -okay turnout, good time
- Architectural Director's Report
 - No new requests submitted - 1 bridge picket replaced
- Maintenance Director

- Fire permit – came in & posted
- Key box – in the office
- Pool Director
 - Winter Inspection - complete
- Old Business
 - Tree & storm debris removal at the clubhouse – stump removed today, debris picked up Scott & JT.
 - Baby Swing - complete
 - Barn Fence Repair - complete
 - Tabled Business
 - Speed limit petition – waiting on city, in progress
 - Tennis Court Marking
- New Business
 - Transfer funds to Reserves – Alan made a motion to transfer \$10,000 to the Reserve Fund, Donna seconded the motion. Motion passed.
 - Prioritize Projects in 2017
 - Safety Items
 - French drain by backwash area to get rid of excess water – CFM to get quote
 - A/C & Heat for clubhouse – Alan, Scott & Charisse to get quotes
 - Review Rules & Regulations for revision in Jan – Jordan & Vicki
- Homeowner forum
- Date for the next meeting 1/09/17
- Executive Session
 - Update from attorney discussed
 - Motion to adjourn to Executive Session by Donna 8:25pm, seconded by Vicki. Motion carried.

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Vicki Nuvill
 Secretary
 Abingdon Village Homes Association