

Abingdon Village Homeowner's Association

Monthly Minutes

October 11, 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 (non-board)	CFM (Jennifer Copeland)

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 October 11th, 2016 7:33 pm

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

Absent: all present

Agenda:

- Approve September 12, 2016 minutes.
 - The minutes were not emailed for board members to review. Donna read the minutes out loud. Heather made a motion to approve the minutes. Donna seconded it. Motion passed.
- Treasurer's Report
 - Reviewed monies spent the previous month and money taken in.
 - CFM Financial Report
- President's Report
 - Realty Packets – 1 received
 - Update on lawn care/deep clean
 - Started Phase I of the deep clean. When complete, two or three board members will walk through the area. When area is acceptable, LJ's will submit an invoice for payment.
 - Scott and Donna have been stopped by a few of our neighbors. They are pleased with the new lawncare service. This is great news since they've only been on the job for a couple of weeks.
 - Discussed topics for the Annual Meeting
- Vice President's Report
 - Adopt-A-Program – This has been very successful. A couple members of the board along with Delilah's litter pick up have averaged 50+ lbs. per clean up. We bought \$5 gift cards for the children as a Thank you. They wrapped up the litter club for the year.
- Social Chair

- Community Clean Up – postponed due to rain – Rain Date 10/13/16.
- Hospitality Chair
 - No new clubhouse rentals
 - Welcome packets – Met new neighbor on Anderson, no new packets given out.
- Architectural Director’s Report
 - Damage to barn bridge – to be repaired by Monday
 - Leak in the pool/pump room – to be repaired by Monday
- Pool/Maintenance Director
 - Lights around the pool – JT donated and replaced burnt out lights. Another one out, JT will check.
 - Basketball court – JT to paint. Will be done by the weekend, weather permitting.
- Old Business
 - Speeding Sign Petition – All of our documents are complete. It is up to the city.
 - Tennis Courts Marking and Crank – To be repainted this weekend, weather permitting. Crank already replaced.
 - Updates – Bridge replacement complete. Electrical repair complete – new 200-amp breaker box rewired outside. Pool lights to be put on a timer.
 - Upcoming Elections – Heather & JT are resigning. Sabrina is re-running. Johnnie Waters would like run. Donna has already posted on Nextdoor and our Facebook page.
 - Attorney – happy with the attorney. Good communication and response time.
- New Business
 - Tree Removal after Hurricane Matthew at the clubhouse. There is only \$2,000 in our budget for tree removal. We are going to try to remove the tree without using the budget. Anyone interested can come help cut the pine tree which fell on the new infant swings. Scott will take a look at what we need to fix the swing. The approximate cost is \$100. Heather made a motion to approve \$100 to repair the infant swing. Donna seconded the motion. Motion passed.
 - Charisse is going to check with the city to see if we can put the fallen tree at the street.
 - Donna is going to post on Nextdoor requesting the children stay off the playground until the tree is removed.
 - Stewart Levine is no longer with CFM. He has been replaced by Jennifer Copeland. Heather and Donna sat down with Jennifer. Jennifer has community management and HOA experience. Communication has been great so far.
 - Jennifer is going to check with the city to see if the mold and poison ivy on the trails are a code violation.
- Homeowner forum

The meeting was adjourned to Executive Session.

- The board discussed the complaint filed against raising the PUD fees. Options are to raise, rescind or go for a declaratory judgement. Heather made a motion to suspend the assessment increase until the board receives a decision by a judge. Donna seconded the motion. Motion passed
- The board review and revised the budget based on CPI increase of \$2.99.
 - The High Sierra pool contract \$18,000.00 was signed for 2017 @ 7 days per week. To offset the cost of the contract, Heather made a motion to charge \$100 for pool passes next season. Donna seconded the motion. Motion passed.
- Annual Meeting is 10/17/16 at College Park Elementary

- Date for the next meeting 11/14/16

The meeting was adjourned at 9:33 pm.

Respectfully submitted,

Vicki Nuvill
Secretary
Abingdon Village Homes Association