

AVHA Board Meeting

September 10, 2012

Minutes

7:25pm Meeting called to order

In attendance: Art Ray, Dana Hayner, Gideon Goodwyn, Janice Jones, Stacie Dayton

Leilani Adams, from Thomas & Associates, P.C. was also in attendance and was available to answer Board Member questions.

The Association received a legal opinion from Thomas & Associates, P.C. regarding the enforcement of AVHA's Rules & Regulations. This document outlines measures to attempt to bring back owners into compliance with the community rules & regulations, and how to proceed in enforcing the rules and regulations in the future.

Above ground pools-This can be allowed simply by changing the rules and regulations. The rule should be specific and state it is allowed only in the backyard to avoid anyone trying to put one in the side or front yard. If we are not going to change the rules, we need to at least try to get the existing above ground pools taken down. Send letters to the home owners to attempt to gain compliance.

Fences-The Covenants specifically state ONLY split rail fences are allowed. This is not as simple to change. To amend the Covenants & Declarations we will need 75% of homeowner approval. There is no option for a quorum; we must have it voted on by the home owners.

The Covenants are extremely outdated. They were written before the Virginia Property Owners Association Act was implemented in 1989. Leilani recommends that we attempt to get 75% of home owners to approve tossing out the old covenants and re-write them, as it would be more cost effective for the association. We could send out letters of intent and go door to door to get the required percentage of approval. Leilani also pointed out that as of July 1, 2012, many rules and laws were passed effecting associations.

Paths-The Board has discussed several options. To get rid of the paths and deed the land to the home owners, there would have to be 75% home owner approval. It is common property and belongs to all 266 home owners. The Board can however send out a letter advising home owners to stop using the paths, either in whole or specific areas, until they can be repaired. At the last meeting it was agreed that Gideon would get 3 estimates for repairing the paths. This expense will probably result in the need for a special assessment again.

PUD fees can only be raised according to the consumer index formula. The fees cannot be arbitrarily raised. We need to have another reserve study done.

Borsellino House-He was sent another letter from our attorney stating that he has to complete the painting of his house. If he does not comply, the court date will probably be set for October 26, 2012 and we will ask the judge for a fine because he has been so difficult. Stacie will probably need to attend this hearing to serve as a witness for AVHA.

The fall/winter newsletter will be going out at the end of October/early November. Stacie asked for inputs. Dana and Janice would like to plan some fall activities to be held at the club house.

The Annual HOA meeting is scheduled for October 15, 2012 to be held at College Park E.S. at 8pm.

Stacie has been working on getting the website finished; it should be available by the end of the week. Our new site will be at www.abingdonvillageha.org. Updates to the site will cost \$50.

Dana is working on getting our Facebook page up so that it can be linked to the website.

Meeting adjourned at 8:37pm