

**Officers:**

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

Executive Session called to order at 7:10 p.m.

**Executive Session Notes:**

- Elected Officers (completed with new officers listed above)
- Voted: homeowners questions will be held at the end of the Board meetings
- All Board Members need to review our Governing Documents and the Virginia Property Owners' Association Act (Title 55, Chapter 26, Code of Virginia) in order to more fully understand our responsibilities and duties as Board Members
  - There was also a discussion of having the Association attorney come to a future Board Meeting to discuss our duties and responsibilities as Board Members

Executive Session adjourned at 7:35 p.m.

Board Meeting called to order at 7:35p.m.

**Agenda:**

- Introduction of new board members to the members present
- Turnover from the previous board members:
  - There will be a special meeting on Sunday, December 1, 2013 for board turnover
- **Budget (reviewing the printed budget from the Annual Meeting)**
  - The budget need to be finalized and reviewed at both this meeting and the next meeting
  - The following line-items were reviewed at this meeting:
    - Pool

- JT will contact the pool company to determine if there is any way to save money by going with either a different company or a different contract, such as one with shorter pool hours
  - Two companies to get quotes from include High Sierra and AAA to get quotes
- \$5,000 is estimated for the pool repairs, this is an estimate of expected costs
- Paths
  - We currently have three estimates to redo the paths:
    - \$264,000
    - \$137,275
    - \$109,500
  - Tessa will check on other options for the paths and possibly setting up a multi-year plan for incrementally redoing the paths
- CPI Increase
  - 2.00% increase for the 2014 year (from the CPI effective 7/31/13, per our Governing Documents)
  - This equals a new 2014 HUD fee of \$367.71 per homeowner
  - This will need to be voted on by the Board when the budget is approved
- Replacing the roof on the barn
  - Estimated repaid: \$4,500 (we don't have a quote yet)
    - Joseph will get estimates
  - Need to change the locks on the barn
    - Joseph and Art will look into this
- Phone
  - Do we need to look at saving money on the phones?
  - Does Stacie need an association cell phone?
  - This was tabled until a future meeting
- Taxes
  - Why only \$300 for this year?
  - This needs to be looked into once we have more information on our taxes
- Business Manager
  - Will need to come up with the guidelines for the business manager's responsibilities and duties
  - Stacie will come up with a list of her job descriptions
- A/C for this building
  - There is a concern that we have homeowners that want to use the building during the summer, but won't because of the lack of A/C and the bug problem
  - Should there be a flat rental rate for the clubhouse?
  - There was discussion concerning possibly getting a floor A/C unit for a few hundred dollars, if possible
  - This will be discussed further at the next board meeting

- Tree Removal
  - This will be tabled until next meeting
- Audit
  - Will cost about \$5,000, but is required by law and our Governing Documents
- Reserve Fund
  - We need to budget for this, as required by law
- The remainder of the budget was tabled for the next meeting
- **Other Issues Discussed**
  - There is an issue with the tree that fell onto the association shed from the Level Green neighborhood
    - JT is going to look at it and determine what needs to be done
  - Cox and Verizon still have wires that needs to be buried
    - Tessa will look into this
  - Neighborhood Watch
    - Joe will contact Captain Adams (with the Virginia Beach Police Department) concerning possibly creating a neighborhood watch program and ask him to come and speak at a Board Meeting

**Questions and Issues Presented from Homeowners:**

- Mr. Berger on 6220 Brynmawr Ln is requesting approval for his addition to his home
  - He presented plans to the Board and the Board approved his plans without objection
- Dana Hayner gave information on how the lighting on the barn has cut down on vandalism
- Melody Johnson (had a question concerning leaves and other debris in the area behind her house
  - There was an issue over whether that area could be maintained by the landscaper, and this will be looked into by the Board
- There was a homeowner that was concerned with the break-in on Wednesday on Brynmawr Ln, some of the homeowners present were curious if anyone knew what happened

Board Meeting adjourned at 9:00 p.m.

**Agenda Items for 12/9/2013:**

- Approve 11/25/13 Minutes
- Vote on Increasing Dues for 2014 per the CPI
- Review Pending Items from the 11/25/13 Board Meeting:
  - Pool: JT was going to review pool contracts and contact pool companies
  - Paths: Tessa was going to determine options for improving the paths
  - Barn Roof: Joseph was going to get estimates for fixing the barn roof
  - Changing Locks on Barn: Joseph and Art were going to look into this
  - Business Manager: Stacie is going to come up with a list of her job descriptions
  - Tree on Association Shed: JT is going to investigate this

- Cox and Verizon Cables: Tessa is going to determine what can be done to get them buried
- Neighborhood Watch: Joseph and Joe are going to determine what needs to be done to set up a neighborhood watch
- Budget Review and Approval
- Enforcement of Rules and Regulations under our current Governing Documents (Andrew)

Respectfully Submitted,

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