

**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)

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

**Present:** Andrew Dysart, Art Ray, Courtney Brown, JT Fears, Mary Molloy, Tessa Dysart, Stacie Dayton

**Absent:** Denee Harris, Joe McIntire, Joseph Rodriguez

**Agenda**

- **Approve 1/13/2014 Minutes**
  - Approved without objection by: Andrew Dysart, Art Ray, Courtney Brown, JT Fears, Mary Molloy, Tessa Dysart
- **President's Report**
  - Requesting a radar sign on Auburn Drive (request from Nextdoor.com)
    - Tessa will look into this with the city
  - There has also been an issue with the trash in the center island of the Baylor Way, Stacie will send a notice to the homeowner on the circle of Baylor Way
- **Treasurer's Report (Mary)**
  - *See attached Treasurer's Report*
  - Money spent previous month
    - *See attached Treasurer's Report*
  - Tax update
    - Mary discovered from the IRS that our 941 quarterly form hasn't been filed with the IRS since 2005
    - The board was aware that previous boards had not filed taxes for the years of 2009, 2010, 2011 (and 2012 was late). This month Mary also discovered that the previous boards had not paid the 2008 taxes and we still owe those to the IRS
      - Mary was notified by the IRS on February 7, 2014 that our 2008 taxes and the correct 941 forms had to be filed with the IRS by February 17, 2014 or else we could face liens from the IRS
    - Mary also discovered that during 2005 and 2006 we filed a 1099 for our business manager, however, there is no record of a 1099 being filed since then (Stacie has not ever received one from the association, but has filed her income on her personal taxes without a 1099)

- The board voted for Mary to look into hiring the firm recommended by our attorney to take care of the 2008 delinquent taxes

Executive Session called to order at 8:59p.m. (entering the Executive Session was approved by a majority of the board)

- **Executive Session Notes**
  - Update on delinquent accounts issue (Tessa)
  - Treasurer's Update (Mary)

Executive Session adjourned and returned to the regular Board Agenda at 9:14p.m.

- **Business Manager Report (Stacie)**
  - *See attachments*
  - Stacie received notice from a Homeowner that she was wanting to construct a (12'x12') shed on their property
    - The board approved the shed without objection
- **Other Business**
  - **Training for Stacie**
    - Tessa introduced the idea of Stacie attending training in March for the association. The Board had previously voted to approve funding in the budget for Stacie to attend training.
    - JT brought up an issue concerning Stacie's statement of work. He stated that we need an updated statement of work for her and that we need a specific contract for her with a specific term, because she is treated as an independent contractor for tax purposes. Tessa mentioned to JT that Stacie provided a statement of her work at the last Board Meeting. JT, however, continued to press his point and requested that we yearly bid out her job. Tessa requested that we move on because this was not on the agenda. JT refused to move on and continued to talk over Andrew, Tessa, and Mary when they tried to talk.
      - Tessa requested multiple times that we move on. After numerous requests, Tessa raised her voice to get JT's attention, and at this point JT also raised his voice and would not be quiet or let Tessa speak.
      - Mary said that she did not understand what JT's issue was with Stacie and her position. JT did not know how Mary could not understand his issue. At this point, Andrew told him that he did not understand JT's issue with Stacie either.
      - JT called Andrew "stupid" for not understanding JT's issue, and then would not let Andrew speak, but kept interrupting when Andrew or anyone else tried to talk.
      - Tessa repeatedly request to move on.
      - JT then apologized to Andrew, but still would not let Andrew speak without interruption, repeatedly stating that we need to "move on."

- Tessa moved on, but Andrew noted his objection to moving on without getting an opportunity to explain himself, and he has filed an addendum to these minutes.
- **Regular Business Manager Report**
  - Tessa requested that Stacie provide a monthly printed report that includes the status of delinquent accounts, a list of complaints and violations, and the current status of previous violations
  - Voted in favor by all present
- **Update on quotes for fixing the skimmers and for replacing the pool cover (JT)**
  - JT just talked to the folks at AAA. The pool contractor needs to wait for the weather to get better in order to determine what needs to be fixed
  - The contractor recommends doing a pressure test, which will cost money. However, the pool cover does not need to be replaced.
  - JT will follow up with this and report back
- **Update on the paths contact**
  - The board voted for replacing the paths in the designated area with Princess Anne Paving Company.
- **Tree removal on Amherst Ln (Art)**
  - *See attached bids*
  - Art received six quotes for removing the tree. The best bid was \$830 total and the worst bid was \$1090 (these are for both tree and stump removal)
  - The board voted for the tree to be removed by “Chad” for an expense of \$830
  - Art is going to talk to the homeowner to make sure that she did not view the tree as being on her property.
- **Barn: locks and roof (Joseph/Art)**
  - Tabled until next meeting
- **Neighborhood Watch (Joseph)**
  - Tabled until next meeting
- **A/C Unit (Joseph)**
  - Tabled until next meeting
- **Chain Link Fences (Andrew)**
  - Tabled until next meeting
- **Update on getting graffiti removed (Andrew)**
  - Graffiti on the bridge behind Bennington Circle and Bradley Way will need to be removed by the association, as the City won't do it because it's not visible from the public
  - Andrew is going to buy a pressure washer with his own money and do this once it warms up
- **Starting the Board Meetings at 7:00 p.m.?**
  - The board voted to start future board meetings at 7:00 p.m. in order to allow thirty minutes for an executive session prior to the actual meeting.
- **Date for next meeting: March 10, 2014**
- **Homeowner Forum**
  - A homeowner reported the following issues with homes in the Association

- 6232 Auburn Drive
  - They had their roof removed and have not put back their gutters
  - And there is a big bag of trash near their house that has been there for over a month of two
- 6201 Amherst Circle
  - These homeowners have shaved down their tree stump and have thrown the shavings into the street
  - They have also thrown wood poles into the street that were used for their Christmas decorations
- There is also a lot of trash in people's yards throughout the community

Board Meeting adjourned at 9:14p.m.

**Agenda Items for 3/10/2014:**

- Update on radar sign on Auburn Drive (Tessa)
- National Night Out and Parade on College Park Blvd (Art)
- Barn: locks and roof (Joseph/Art)
- Neighborhood Watch (Joseph)
- A/C Unit (Joseph)
- Chain Link Fences (Andrew)
- Update on quotes for fixing the skimmers (JT)

**Attachments:**

- 2/10/2014 Agenda
- 2/10/2014 Treasurer's Report
- 2/10/2014 Secretary's Addendum to the Minutes
- Quotes to Remove Trees from Art

Respectfully Submitted,

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