

**Officers:**

President: Tessa Dysart  
Vice President: Joe McIntyre  
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 McIntyre (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 7:33pm (reached a quorum at 8:08pm, and no business was voted on until a quorum was present)

**Present:** Andrew Dysart, Courtney Brown (arrived at 8:08pm), JT Fears, Mary Molloy, Tessa Dysart, Stacie Dayton

**Absent:** Art Ray, Denee Harris, Joe McIntyre, Joseph Rodriguez

**Agenda**

- **Approve 5/12/2014 Minutes**
  - All Board Members present voted in favor of approving the May 12, 2014 Minutes (Andrew Dysart, Courtney Brown, JT Fears, Mary Molloy, and Tessa Dysart)
- **President's Report**
  - **Update on Governing Documents**
    - Meeting was continued to July 21, 2014
    - Currently we have approximately 86 votes in favor and 26 votes against passing the new documents
    - Stacie and Mary will pass out flyers to homeowners that have not voted reminding and encouraging them to vote
  - **Reserve Study**
    - **2009 Reserve Study**
      - This was when our previous Reserve Study was completed by Miller-Dodson Associates
      - At that time there was a starting balance of \$49,000 in the Reserve Account, and an annual deposit of \$2,000
        - Mary believes that there was only \$31,000 in the Reserve Account, with \$18,000 being from the insurance company to pay for clubhouse repairs after the fire
      - This reserve study predicted the Association to have a deficit of **\$885,289** by 2038 if the current 2009 reserve replacement of \$2,000 annually continued (page A1, 2009 Reserve Replacement Report)
      - The 2009 study recommended funding the reserve fund with between \$105,955 and \$192,781 annually (\$398-\$724 annually per

- homeowner), depending on the method used (page A1, 2009 Reserve Replacement Report)
- **2014 Reserve Study**
    - Today we got the reserve study back from Community Advisors
    - The 2014 Reserve Study recommends funding the reserve fund with \$176,327.98 annually (\$662.89 annually per homeowner) (page 1-1, 2014 Full Reserve Study)
    - Andrew suggested possibly holding a Members Meeting to discuss the issues related to the Reserve Study, especially related to areas where cuts may need to be made to the budget in order to more appropriately fund our reserve
      - Framingham does a townhall to discuss items such as this
  - **Budget**
    - Tessa would like to start discussing the budget in July in order to get a head start on it for 2015
  - **Nominating Committee**
    - The Board is looking into forming a Nominating Committee in order to nominate individuals for the three open Board positions this year
    - Andrew volunteered to be the Board liaison to the Committee
    - All Board Members present voted in favor of forming a Nominating Committee
  - **Treasurer's Report (Mary)**
    - **Money Spent Previous Month**
      - *See Treasurer's Report*
    - **Bank Update**
      - We changed to PNC from SunTrust in order to save money on bank fees (this was approved by the Board at the last meeting). We have opened the PNC accounts and are in the process of getting everything switched over from SunTrust. We should be able to close our SunTrust accounts once we get our checks for PNC
    - **Tax Update / Audit Update**
      - Today Mary received another letter from the IRS stating that we still have an outstanding balance of \$293.60 from penalties on our 2008 federal taxes
      - All Board Members present voted in favor of paying this penalty
    - **Penalties for 2008 VA Taxes (Tessa/Mary)**
      - We paid \$116.00 to Virginia in May for tax penalties owed from our 2008 Association taxes
  - **Business Manager Report (Stacie)**
    - *See attached Business Manager's Report*
    - **2013 Dues Update**
      - 230 – Homes paid in full
      - 17 – Homes in collections
      - 9 – Homes on payment plans
      - 2 – Homes in foreclosures
      - 8 – Additional/other issues

- **Architectural Committee**
  - There was a request by a homeowner on Babson Way to build an 8x10 shed in his backyard. He presented a diagram to the board for approval. The diagram was very detailed, except it omitted the color the shed was going to be painted
    - All Board Members present voted in favor of approving the shed, with the condition that it must coordinate to the house colors within the Association
- **Social Committee Report (Courtney)**
  - Zumba in the clubhouse (Tessa)
    - There has been some interest in starting a Zumba group
    - Lawanda knows an instructor that may be interested in hosting a few free meetings
    - Courtney will try to setup a free Zumba class for the members of the association
- **Other Business**
  - **Clubhouse problems (bugs and mold) (Tessa)**
    - **Mold**
      - Michael & Sons came out and inspected the clubhouse for mold
      - They found mold infested in the Office/Electrical Room. They recommended sealing off the Office until the mold is removed.
      - Michael and Sons quoted us a price of \$1,303.32 to remove the mold
        - *See attached quotes*
      - Tessa will get more quotes for removing the mold
    - **Bugs**
      - There is bug debris near a window in the clubhouse that could have been termites. We had A-Active come out and inspect, and they determined that we have both “book lice” and ants in the clubhouse. They saw no evidence of termites.
      - They provided us a quote of \$225.00 for the initial treatment and \$55 for three remaining quarterly treatments
        - *See attached quotes*
      - Tessa will get more quotes for killing the bugs
  - Pool Reservations During Open Hours (Tessa)
    - The Board voted via email to allow a homeowner to rent the clubhouse during hours that the pool was open and the Board will attempt to develop clearer guidelines and promulgate them in the Rules & Regulations in the near future
  - Barn: locks and roof (Joseph/Art)
    - Tabled until next meeting
  - **National Night Out (Art – Andrew filling in)**
    - There will be a meeting in Framingham on June 23, 2014 to further discuss the National Night Out Parade on August 5, 2014. Courtney will plan to attend this June 23<sup>rd</sup> meeting.
- **Date for next meeting: July 22, 2014**

- **Homeowner Forum**
  - Three homeowners present to observe the meeting

*Meeting adjourned at 9:23pm*

**Agenda Items for 7/22/2014:**

- Violation Policy (Joseph)
- Barn: locks and roof (Joseph/Art)

**Attachments:**

- 6/16/2014 Agenda
- 6/16/2014 Treasurer's Report
- 6/16/2014 Business Manager's Report

Respectfully Submitted,

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