

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)

Meeting called to order at 6:45pm and the Board entered into an executive session by a unanimous vote.

Present: Andrew Dysart, Art Ray, Courtney Brown, Denee Harris (arrived at approximately 7:05 p.m.), JT Fears (arrived at approximately 7:15 p.m.), Mary Molloy, Tessa Dysart, Stacie Dayton

Absent: Joe McIntyre, Joseph Rodriguez

Executive Session

- Attorney (Tessa)
- Due Process Hearing (Stacie)
- Violations Scheme (Joseph)

Executive Session adjourned and returned to the regular Board Agenda at 7:29 p.m.

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

Absent: Joe McIntyre, Joseph Rodriguez

Agenda

- **Executive Session**
 - Voted in favor of attorney and violation scheme
- **Approve 6/16/2014 Minutes**
 - All Board Members present voted in favor of approving the June 16, 2014 Minutes
- **President's Report**
 - **Lawn Company**
 - Tessa has talked to at least three other lawn companies (and met with two) in order to get new quotes for lawn care for the association
 - She will report back to the Board once she receives the quotes
 - JT and Andrew were concerned that we do not have a detailed contract of the specific work that Sea Green (our current lawn company). This is something that Tessa has already informed Sea Green that we need a detailed contract, and something that she will be follow up with them about.

- **Treasurer's Report (Stacie/Mary)**
 - *See attached Treasurer's Report*
 - This Treasurer's Report included June and the previous report for May (April's Treasurer's Report was delivered at the June Board Meeting)
 - **Bank Update**
 - In May, the Board voted to change banks from SunTrust to PNC. We were having problems getting the online bill pay setup. That was accomplished today (7/22/2014) and we will hopefully have everything switched over to PNC by the end of the month.
 - **Money Spent Previous Month**
 - *See attached Treasurer's Report*
 - **Tax Update / Audit Update**
 - Mary talked to the IRS again and was informed of the following issues:
 - They are still missing a 941 from 2011; Mary will get this to them
 - In 1997, 1998, 1999, we filed an extension for our taxes but according to the IRS never filed our taxes. Mary believes that this is incorrect and is looking into this claim. It was also raised that these taxes may be too old for the IRS to go after us for, even if they are not paid.
 - We also apparently still owe \$8.65 from 2004
- **Business Manager Report (Stacie)**
 - **QuickBooks**
 - Stacie is currently entering fiscal year 2013 into QuickBooks and should have this done sometime in August
 - **Delinquent Accounts**
 - *See attached Business Manager's Report*
- **Social Committee Report (Courtney)**
 - Ice Cream Social was successful for a first social event
 - Zumba – Good turnout, and successful event
 - Zumba will be starting up again at the end of July and then on Mondays in August
 - All schedules are on the website and Nextdoor.com
 - Our final picnic is on August 16, 2014
 - We are planning another ice cream social for around the first week of school, more details to come in the near future
- **Other Business**
 - **Update on Governing Documents (Tessa)**
 - Currently we have 89 votes in favor of the documents, and 29 against the proposed governing documents
 - The Board voted for Tessa to talk to the attorney to get an official opinion as to how we should proceed with both the governing documents and the fence issue in general
 - **Reserve Study (Tessa)**
 - *(See the June 16, 2014 Minutes for more information about this reserve study)*

- Our 2014 Reserve Study that we received last month from Community Advisors recommends funding the reserve fund with \$176,327.98 for the first year (\$662.89 annually per homeowner)
- The Board voted for Tessa to talk to the attorney and get guidance as to what leeway we have to regarding the Reserve Study and how we should fund our reserve given the large deficits that we are facing
- **Budget (Tessa)**
 - **Extra Meetings for 2015 budget**
 - We need to have extra meeting in order to get our budget prepared for 2015, hopefully we will be able to start these extra meetings in August
 - This will also need to start after getting the opinion from the attorney as to what areas we have a greater obligation to fund under the requirements of our Reserve Study
- **Nominating Committee (Andrew)**
 - The Board previously approved a Nominating Committee that is currently in the process of getting setup. The Committee hopes to meet in August and start soliciting applications for interviews shortly afterwards.
- **Graffiti (Andrew)**
 - There is graffiti that is on a bridge near the school, Andrew will look at it and determine if it's on Association property or school property
 - [Note: this graffiti was determined to be on the property of the elementary school, not the association]
- **Clubhouse Problems (bugs and mold) (Tessa)**
 - Tabled, more estimates are pending and Tessa will report back once the estimates have been received
- **AC Unit**
 - The portable AC Unit was purchased and is currently in the clubhouse. It needs to be installed so that it can run and exhaust through a window. A homeowner was going to try and craft a removable support with scrap wood that he has.
- **Barn: locks and roof (Joseph/Art)**
 - Tabled
- **National Night Out (Art)**
 - August 5, 2014 is National Night Out
 - Abingdon Village's color is orange for National Night Out
 - More information will be posted on Nextdoor.com
- **Date for next meeting: August 11, 2014**
- **Homeowner Forum**
 - Four homeowners were present for the meeting
 - Jimmy Oliver was recommended by a home owner as a person that does good tree service work

Meeting adjourned at approximately 9:00pm

Agenda Items for 8/11/2014:

- Update on Governing Documents (Tessa)
- Reserve Study (Tessa)
 - Budget (Tessa)
 - Extra Meetings
- Barn: locks and roof (Joseph/Art)

Attachments:

- 7/22/2014 Agenda
- 7/22/2014 Treasurer's Report
- 7/22/2014 Business Manager's Report

Respectfully Submitted,

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