

**Officers:**

President: Tessa Dysart  
Vice President: Vacant  
Treasurer: Mary Molloy  
Secretary: Andrew Dysart  
Pool Director: JT Fears  
Maintenance Director: Art Ray  
Hospitality Director: Denee Harris  
Architecture Director: Vacant  
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)  
Heather Murray (Term Expires: 2016)  
JT Fears (Term Expires: 2016)  
Mary Molloy (Term Expires: 2014)  
Tessa Dysart (Term Expires: 2016)  
Vacant: 2014 Position

**Meeting called to order at 7:33pm**

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

**Absent:** Heather Murray

**Agenda**

- **Approve 9/8/2014 Minutes**
  - All Board Members present (Andrew Dysart, Art Ray, Courtney Brown, Denee Harris, JT Fears, Mary Molloy, Tessa Dysart) voted in favor of approving the September 8, 2014 Minutes
- **President's Report**
  - **Lawn Care**
    - We are currently paying \$1,161 per month for lawn care with Seagreen Lawn Service
    - We received another quote from Basnight Land & Lawn, Inc. for \$2,500 per month. They would mow more frequently than our current lawn company, and it sounds like they would pay more attention to detail. However, their quote is too high for us to be able to afford them. They also are unable to provide us with a quote for a less-frequent mowing schedule (i.e. one similar to our current company).
    - Tessa has now contacted five additional companies for quotes, and we have not received a quote that is less or even close to our current law care provider
  - **Leak Study**
    - The Board voted in favor of spending \$1400 from our pool repair budget to have a leak study done in order to determine where the pool is leaking and what needs to be done to fix the leaks
- **Treasurer's Report (Stacie/Mary)**
  - **Money Spent Previous Month**
    - *See attached Treasurer's Report*
  - **Audit Update**

- We will have everything ready for the audit by the Annual Meeting, but may need to wait a little longer in order to ensure that we have sufficient funds to pay for the audit.
- **Business Manager's Report (Stacie)**
  - **Delinquent Accounts**
    - 46 letters were sent out to homeowners that are delinquent on their 2014 dues
      - Currently 189 homeowners have paid in full
      - 25 of these homeowners that are delinquent have never been in collections before, so hopefully they will pay quickly without being turned over to collections
      - Process for turning homeowners over to collections:
        - Payment must be received by 10/25/14; then 10 days after that date the homeowner can be turned over to collections
  - **House on Bradley Way**
    - This house is being bought and flipped and has a fence that is not in compliance. Stacie will issue a letter notifying the buyer of this violation, as she does with all houses that are in violation when they are sold.
- **Social Committee Report (Courtney)**
  - **Vendor Event that was on October 4, 2014**
    - Only a few homeowners showed up even with the heavy advertisements, and the vendors were frustrated. Courtney issued a full refund to all vendors.
  - **Chili Cook Off**
    - Scheduled for November 8, 2014 at 12:00 p.m.
    - Courtney is going to wait until October 31, 2014, to see how many homeowners notify her that we want to participate in the Chili Cook Off. If she does not have enough interested homeowners, the event will be canceled.
- **Other Business**
  - **Homeowner Trees on Association Property (Tessa)**
    - We've had homeowners complain from trees that are on homeowner's property that hangover onto their property
    - The Board discussed this and we are not in a position to be able to afford to pay to trim trees that hang over onto homeowner property.
  - **Annual Meeting (Tessa)**
    - The Annual Meeting is this Monday, October 20, 2014 at 8:00pm in the College Park Elementary
  - **Officer Elections at the November Meeting (Tessa)**
    - Pursuant to our Governing Documents, the Board will elect its Officers at the first Board Meeting after the Annual Meeting, to be held on November 17, 2014
- **Date for Next Meeting: November 17, 2014**
- **Homeowner Forum**

Meeting adjourned at 8:31pm

**Agenda Items for 11/17/2014:**

- Late Fees for 2015 Dues
- Chili Cook Off (Courtney)

**Attachments:**

- 10/14/2014 Agenda
- 10/14/2014 Treasurer's Report

Respectfully Submitted,

/s Andrew B. Dysart

Andrew B. Dysart

Secretary

Abingdon Village Homes Association