

Officers:

President: Tessa Dysart
Vice President: Heather Murray
Treasurer: Mary Molloy
Secretary: Andrew Dysart
Pool Director: JT Fears
Maintenance Director: Art Ray
Hospitality Director: Denee Harris
Architecture Director: Alan Murray
Social Chair: Courtney Brown
Business Manager: Stacie Dayton (Non-Officer Position)

Board of Directors:

Alan Murray (Term Expires: 2017)
Andrew Dysart (Term Expires: 2015)
Art Ray (Term Expires: 2015)
Courtney Brown (Term Expires: 2017)
Denee Harris (Term Expires: 2015)
Heather Murray (Term Expires: 2016)
JT Fears (Term Expires: 2016)
Mary Molloy (Term Expires: 2017)
Tessa Dysart (Term Expires: 2016)

Meeting called to order at 7:30pm

Present: Alan Murray, Andrew Dysart, Courtney Brown, Denee Harris, Heather Murray, JT Fears, Mary Molloy, Tessa Dysart, Stacie Dayton

Absent: Art Ray

Agenda

- **Election of Officers**
 - **Officers elected to the following positions:**
 - President: Tessa Dysart
 - Vice President: Heather Murray
 - Treasurer: Mary Molloy
 - Secretary: Andrew Dysart
 - Pool Director: JT Fears
 - Maintenance Director: Art Ray
 - Hospitality Director: Denee Harris
 - Architecture Director: Alan Murray
 - Social Chair: Courtney Brown
- **Approve 10/14/2014 Minutes**
 - All Board Members present (Alan Murray, Andrew Dysart, Heather Murray, JT Fears, Mary Molloy, Tessa Dysart) voted in favor of approving the October 14, 2014 Minutes
- **President's Report**
 - **Vote to Raise Annual Assessments on November 2, 2014**
 - At the October Annual Meeting, the Board presented to homeowners two budgets, one of which including raising the Annual Assessments. After the vote failed to reach a quorum at the Annual Meeting, it was continued to November 2, 2014. At that Special Meeting, the vote was 35 in favor, 39 against raising the Annual Assessments (this vote also needed a 66% majority in order to pass). The vote was then closed.
 - **Lawn Care Issues**
 - Tessa is going to talk to our lawn care company in order to continue to attempt to resolve issues that we have been having with their work. (*See*

previous Minutes for further discussion of our lawn care company and also our attempts to get quotes from other lawn care companies.)

- **Treasurer's Report (Stacie/Mary)**
 - **Money Spent Previous Month**
 - *See attached Treasurer's Report*
- **Business Manager's Report (Stacie)**
 - **2014 Dues Update**
 - 210 homeowners paid in full
 - 9 homeowners turned over to collections
 - 5 homeowners in another status (foreclosure and vacant that may be in the process of selling)
 - 20 are on payment plans
 - 22 other accounts (either they didn't get their letter, or are in the process of setting up a payment plan)
 - **Violations**
 - Two previous violations that were issues have been taken care of by the homeowners
 - There is an issue with a homeowner that is keeping his trashcans near his front door that has been getting a lot of complaints. The city cannot violate him because the trashcans are behind the front edge of the building
 - Stacie is going to send him a letter asking them to move it
 - **Association Printer**
 - The printer quit working. Tessa will send around some links to vote on getting a printer.
- **Other Business**
 - **2015 Dues and Late Fees**
 - The Board discussed the payment options for 2015 dues and determined that dues would be due on April 15, 2015, with an optional payment plan for homeowners
 - Pursuant to Virginia Code §55-513.3, the Board approved adding a 5% late fee to any dues that are late
 - **Audit**
 - *See attached Audit Proposal from Desroches & Company*
 - This audit is required under Virginia Code
 - The Board voted to approve the audit as proposed
 - **Rules and Regulations**
 - Tessa will contact our attorney in order to determine what needs to be done in order to update the Rules and Regulations in accordance with our current Governing Documents.
- **Date for Next Meeting: December 8, 2014**
- **Homeowner Forum**
 - No homeowners had questions of the Board

Meeting adjourned at 9:04pm

Agenda Items for 12/8/2014:

- Rules and Regulations (Tessa)
- Association Printer (Tessa)

Attachments:

- 11/14/2014 Agenda
- 11/14/2014 Treasurer's Report
- Audit Proposal from Desroches & Company

Respectfully Submitted,

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