

**2015 Annual Meeting Minutes
October 19, 2015, 7:00 p.m.
College Park Elementary**

Annual Meeting called to order at 7:00 p.m. with a quorum of Homeowners present in attendance.

Board Members Present: Alan Murray, Andrew Dysart, Art Ray, Denee Harris, Donna Astern, Heather Murray, JT Fears, Mary Molloy, Tessa Dysart

Board Members Absent: *None*

Community First Management: Brian Reese

I. Introduction of Board

- Alan Murray—Architectural Director (Term Expires: 2017)
- Andrew Dysart—Secretary (Term Expires: 2015)
- Art Ray—Maintenance Director (Term Expires: 2015)
- Denee Harris—Hospitality Director (Term Expires: 2015)
- Donna Astern (Term Expires: 2017)
- Heather Murray—Vice President (Term Expires: 2016)
- JT Fears—Pool Director (Term Expires: 2016)
- Mary Molloy—Treasurer (Term Expires: 2017)
- Tessa Dysart—President (Term Expires: 2016)

II. President's Report

A. 2015 Accomplishments

- a. Reserve Funding—The Board has continued to fund the reserve and completed the following improvements with regards to the reserve fund:
 - i. Pool repairs
 - ii. Planned purchase of the playground for the clubhouse
 - iii. Planned repair of the fencing around the clubhouse and also modification that will allow Homeowners access the recreational areas
- b. Mold removed from inside the clubhouse and the siding was fixed on the clubhouse to correct the moisture damage inside
- c. Delinquent homeowners have been sent to collections and the Board has collected significant dues that were owed
- d. Hiring Community First Management (CFM) Company to manage the Association

- i. CFM will help to keep the Association up to date on all regulations and help us to stay within the law
- ii. Help to more aggressively collect dues from delinquent Homeowners
- iii. They are allowed to charge more for realty packets than a self-managed association, and therefore, will be able to make more for the Association
- iv. They are able to better negotiate contracts with our vendors
- e. Lawn Care Company
 - i. The Association hired Magnolia Lawn Care earlier this year
 - 1. Many Board members met with them and walked the Association
 - 2. However, they did not do an adequate job and were not responsive to complaints
 - 3. The Association then released the lawn care company and hired A Cut Above
 - 4. A Cut Above has started to do a much better job at mowing the common areas
 - 5. If any homeowners see any areas that are not being mowed, please report it to CFM and we will work with A Cut Above to make sure that area is tended to

B. 2016 Goals

- a. Continue reserve repairs to clubhouse and surrounding area, including installing the playground
- b. Looking at path repair solutions
- c. Continue financial solvency, including continuing appropriately funding our reserve
- d. More community involvement

III. 2015 Budget Report

- A. The 2015 budget, including income and expenditures, was reviewed with the Homeowners

IV. 2016 Budget Report

- A. The proposed 2016 budget was discussed with Homeowners
- B. The dues will not be increased in 2016, because there was essentially no increase in the Consumer Price Index, which prohibits our ability to increase dues
- C. Because of this, there was not enough funds to open the pool for 2016
 - a. The Board will take a vote on a special dues increase to open the pool if at least sixty Homeowners sign a petition requesting that such a vote be taken. This petition was disseminated to Homeowners for them to assist with getting

the necessary signatures. The petition must be returned to the Board by the November 9th Board Meeting.

V. Security in Our Community

- A. Officer Fillipone with the Virginia Beach Police Department was present to discuss security concerns and answer questions of Homeowners

VI. Vote on Three Board Openings

- A. The following three Board Members terms expired at today's meeting:
- a. Andrew Dysart
 - b. Art Ray
 - c. Denee Harris
- B. The Nominating Committee has previously nominated Homeowner Bryan Carl to be a nominee for the Board Elections
- C. At the meeting, Homeowner Charisse Keys was nominated from the floor. There were no more nominations received.
- D. Because only two Homeowners were nominated for the three open Board positions, the following two Homeowners were elected to a three-year term without objection:
- a. Bryan Carl (Term Expires: 2018)
 - b. Charisse Keys (Term Expires: 2018)

VII. Homeowner Forum

- A. The Board received and answered questions and concerns that Homeowners presented to the Board

Annual Meeting adjourned at 8:11 p.m.

Respectfully Submitted,

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