

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)
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)
Open Position (Term Expires: 2017)

Meeting called to order at 6:31pm

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

Absent: *None*

Agenda

- **Approve 12/8/2014 Minutes**
 - All Board Members present (Alan Murray, Andrew Dysart, Denee Harris, Heather Murray, Mary Molloy, Tessa Dysart) voted in favor of approving the December 8, 2014 Minutes
- **President's Report**
 - **Courtney's Resignation**
 - On January 1, 2014, Courtney resigned from the Board via email. The Board will put a notice of the vacancy in the next newsletter and began accepting nominations for potential candidates.
 - **Pool Leak Study**
 - High Sierra will be starting the leak study in February. The pool is still losing water. We are also going to check with them to see what the necessity is to keep the pump running while the pool is closed, as this is keeping our electric bill elevated.
- **Treasurer's Report (Stacie/Mary)**
 - **Money Spent Previous Month**
 - *See attached Treasurer's Report*
- **Business Manager's Report (Stacie)**
 - **Delinquent Accounts**
 - Tessa, Mary, and Stacie have been talking to our accountant about the audit. They have suggested that we assign an account number to every homeowner (or at least ever homeowner that is delinquent), so the Board can stay informed about the status of delinquent accounts.
 - **Payment Plans**
 - Our accountant said that the Board should be voting on whether to allow a homeowner onto a payment plan (outside of those that are

automatically available in our annual dues statement), before any homeowner is allowed onto a payment plan.

- The Board voted to require homeowners to fill out a form requesting to get on a payment plan; this request will then be voted on by the Board for every request before a payment plan will be approved.
- Tessa will create a form and circulate it by the next Board meeting.
- **Other Business**
 - **Realty Packet Requirements (Heather)**
 - Heather has gotten some information on realty packets and will email out requirements that she had gotten.
 - We are charging less than most other associations for a realty packet. We are charging \$50, whereas the average price for similar associations is \$100-\$150.
 - We will discuss at a future meeting whether we are going to raise this fee
 - **Rules and Regulations (Tessa)**
 - The Association's attorney reviewed the Rules and Regulations and compared them to the power that is granted to the Board by our Declaration, Bylaws, and Articles of Incorporation. The attorney submitted back to the Board a redline document containing the provisions that she recommended changing or omitting.
 - The Board reviewed the first portion of the Rules and Regulations in the initial process of editing these documents
 - The Board will continue this process at future meetings in order to get our Rules and Regulations in conformation with our Governing Documents
- **Date for Next Meeting: February 9, 2015**
- **Homeowner Forum**

Meeting adjourned at 8:03pm

Agenda Items for 2/9/2015:

- Payment Plan (Tessa)
- Credit Card Payment Options—Paypal and Square (Heather)
- Lawn Care Company Complaints (Tessa)
- Realty Packets (Tessa)

Attachments:

- 1/12/2015 Agenda
- 1/12/2015 Treasurer's Report

Respectfully Submitted,

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