

**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 7:30pm**

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

**Absent:** Denee Harris

**Agenda**

- **Approve 1/12/2015 Minutes**
  - All Board Members present (Alan Murray, Andrew Dysart, Art Ray, Heather Murray, JT Fears, Mary Molloy, Tessa Dysart) voted in favor of approving the January 12, 2015 Minutes
- **President's Report**
  - **Payment Plan Form**
    - The payment plan form will be completed before the due date for the annual dues on April 15, 2015
  - **Realty Packets**
    - The Board voted via email to raise the price of our realty packets to \$125 per packet
    - The Realty packets have been updated and now include all the information that is required by the Code of Virginia
  - **Pool Repairs**
    - Tessa, JT, and Mary met with the pool company to discuss the pool repairs
    - The Board voted via email to allow Tessa, JT, and Mary to meet with the pool company and to sign the pool contract for repairing the pool
      - The Board approved fixing the skimmers to the pool
      - The pool company reported additional repairs that needed to be made. *See below for more information on these repairs.*
  - **Spring Newsletter**
    - Tessa wanted to know if anyone had anything specific that they would like to have in the Spring Newsletter
    - We will discuss this in more detail at March's meeting, including whether we want to start including ads in our newsletter for a fee
    - Heather will also look into the possibility our advertising options

- **Treasurer's Report (Stacie/Mary)**
  - **Previous Months Deposits:**
    - \$77.73 – Special Accounts
    - \$1683.36 – Collection Accounts
    - \$1373.63 – Previous Years Dues
    - \$17588.55 – 2015 Dues
  - **Audit**
    - We entered into a contract with Desroches & Company for \$3,200 for the audit; Desroches & Company said that they have spent close to \$6,500, but will honor our contract price.
    - There will be an additional \$760 in expenses that are not covered in the audit, that we will owe to Desroches & Company
    - They have sent the audit back to Mary and she distributed it to the Board. The Board will review this audit and discuss it at March's meeting
- **Business Manager's Report (Stacie)**
  - **Delinquent Accounts**
    - Stacie has sent 18 letters to homeowners that are delinquent; 5 homeowners has paid in full
- **Other Business**
  - **Tree Limb**
    - There is a tree limb on Adelphi Road that is hanging over the path
    - Art checked this and this and the limb is on a homeowner's property, not on the Association's. They will be informed to see if they will take care of the tree, if not, then we will look into dealing with it
  - **Lawn Care Company (Tessa)**
    - **Complaints Received Concerning Current Company**
    - **Bid from High Grass Landscape**
      - *See attached quote*
      - We received a quote from High Grass Landscape for \$1,180 per month to provide our lawn care needs.
      - The Board discussed his quote, and Tessa will respond to ask them to clarify some items on his quote. The Board was in general favor of going with a new company due to the problems and continuing complaints that we have had with our current company, Sea Green.
  - **Additional Pool Repairs**
    - **Filling the pool**
      - JT has checked, and there are no cheap options for filling the pool with water. The city estimates that it will cost \$2,000 to fill the pool.
      - Because of the fiberglass pool, the pool must not remain empty for an extended period of time, or else damage will be done to the pool.
    - **Additional Pool Repairs**
      - While repairing our pool skimmers, High Sierra notified us that the entire skimmer line also needs to be replaced. This was only discovered once the old skimmers were removed. High Sierra

notified us that if we do not complete this repair before the new skimmers are installed, then this repair would cost more at a later date. The estimation for this additional repairs was \$10,800.

- *See attached quote from High Sierra Pools*
- The Board voted in favor of approving the additional repairs
- **Credit Card Payment Options—Paypal and Square (Heather)**
  - Heather researched different options for the Board to begin accepting credit cards.
  - **Square**
    - Only accepts in person charges or manually entering in the transaction; Square doesn't accept online payments
    - Square is slightly cheaper than PayPal, but with more limitations
  - **PayPal**
    - Charges 2.9% plus \$0.30 per transaction for online transaction fee
    - Paypal will allow integration into the website and accept online payments; PayPal also accepts in person swipe transactions, like Square.
  - **The Board voted to setup a PayPal account and began accepting credit card payments on our website. The Board will pass the 2.9%, plus \$0.30, fees onto homeowners for those wishing to pay with a credit card.**
    - Payment by check will still be accepted, just as before
    - Andrew will setup the PayPal account
    - The total for paying by credit card for the 2015 Annual Dues is \$385.15 (\$374.00 Annual Dues, plus \$11.15 PayPal fees)
- **Rules and Regulations (Tessa)**
  - Tessa asked for Board Members to continue to review our current Rules and Regulations and she intends to send out an updated draft
  - It is the Board's intention to update the Rules and Regulations to bring them into conformity with our current Governing Documents
- **Date for Next Meeting: March 9, 2015**
- **Homeowner Forum**

Meeting adjourned at approximately 9:00pm

**Agenda Items for 3/9/2015:**

- Ads in Our Newsletter (Heather/Tessa)
- Audit (Mary)
- Mold Estimates (Alan)

**Attachments:**

- 2/9/2015 Agenda
- High Grass Landscape Quote
- High Sierra Pools – Skimmer Line Replacement Quote

Respectfully Submitted,

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