

**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  
Architectural Director: Alan Murray  
Business Manager: *Open Position* (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:** Art Ray, Alan Murray, Andrew Dysart (arrived at 7:50pm), Denee Harris, Heather Murray, JT Fears, Mary Molloy, Tessa Dysart

**Absent:** *None*

**Agenda**

- **Approve 5/18/2015 Minutes**
  - All Board Members present (Art Ray, Alan Murray, Denee Harris, Heather Murray, JT Fears, Mary Molloy, Tessa Dysart) voted in favor of approving the May 18, 2015 Minutes
- **President's Report**
  - **Hiring a Bookkeeper or Management Company (Mary/Tessa)**
    - Tessa discussed the need to hire a new manager and suggested that we look at management companies to ensure that our property is run professionally and legally. She got bids from three management companies that she shared. Community First Management appears to be the most competitive for our needs
    - The Board voted for Tessa to talk Community First Management to get more questions answered
    - Tessa will report back once she has talked to them
  - **Collections/Payment Plans (Tessa)**
    - Tessa and Mary are almost done putting people into collections.
  - **Budget**
    - Tessa and Mary will prepare a budget for 2016
- **Treasurer's Report (Mary)**
- **Other Business**
  - **Playground (Heather)**
    - The Board discussed different options for getting a playground set for the clubhouse. These options ranged in price from \$1,400 to over \$2,500. The Board would like to get quotes on getting the playground professionally installed
    - The Board approved the playground set from Sams Club that is priced at \$1,399 with a request that Heather get prices for installation.

- **Mold Estimates (Alan)**
  - The Board voted in favor of the mold estimate that Alan presented to the Board, for removing the mold in the office in the clubhouse and performing a few other items of work
- **Pool Pump Timer (JT)**
  - JT has been talking to the pool company about a pump timer. He will update us at the next meeting.
- **Nominating Committee (Andrew)**
  - Last year Andrew was the Chairman for the Nominating Committee. He cannot be on the Committee this year, since he is up for reelection.
  - JT volunteered to be the Chair of the Nominations Committee this year.
- **Rules & Regulations (Tessa)**
  - Tessa and Andrew will disseminate the Rules before the next meeting and we will vote on them at the next meeting.
- **Date of Next Meeting: July 13, 2015**
- **Homeowner Forum**

*Meeting adjourned at approximately 9:30*

**Agenda Items for 7/13/2015:**

- Hiring a Management Company (Tessa)
- Playground installation (Heather)
- Bridge repairs (Alan)
- Collections/Payment Plans (Tessa)
- Rules & Regulations (Tessa)
- Budget (Tessa/Mary)
- Pool Pump Timer (JT)
- Mold Repair Update (Alan)

**Attachments:**

- 6/8/2015 Agenda

Respectfully Submitted,

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