

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 7:50pm once a quorum was reached

Present: Andrew Dysart (arrived at 7:00pm), Art Ray (arrived at 7:50pm), Denee Harris (arrived at 7:00pm), Mary Molloy (arrived at 7:00pm), Tessa Dysart (arrived at 7:00pm)

Absent: Alan Murray, Heather Murray, JT Fears

Agenda

- **Approve 6/8/2015 Minutes**
 - All Board Members present voted in favor of approving the June 8, 2015 Minutes
- **President's Report**
 - **Hiring Management Company (Tessa)**
 - For the previous few meetings the Board has discussed moving to a management company. The Board received the best quote from Community First Management Company (CFM), located in Virginia Beach.
 - The Board voted unanimously to approve and hire CFM as a management company, subject to approval of the contract by our attorney
 - Tessa will submit the contract to be reviewed by the attorney and notify the Board if there are any problems or issues
 - **Collections/Payment Plans Update (Tessa)**
 - Homeowner that have not paid their 2015 dues have started getting turned over to collections.
 - **Fences (Tessa)**
 - Tessa has only received one fence quote for replacing the fences around the clubhouse. We have had three different companies come out to look at the clubhouse fences. All said that they would give us quotes. Mr. Fence, Inc., was the only one to give us a quote. His quote seemed high. Tessa will continue to attempt to get quotes from the other companies.
 - **Selling Barn (Tessa)**
 - There was a question as to whether the Association could sell the Barn in order to get out from under the expenses that it generates, and also to generate income for the Association. Because there was a difference of opinion on the Board as to whether Association property could be sold, the

Board decided to have our attorney addresses this issue before exploring any options related to the Barn.

- The attorney got back to Tessa with a draft opinion prior to today's meeting. The attorney believes that without amending the Declaration, Association property cannot be sold.
- **Budget (Tessa/Mary)**
 - The Board discussed a draft budget for 2016. The Board is trying to find a way to open the pool for limited hours next year. The Board will continue to work with the budget.
 - The budget will also have to be submitted to CFM for comments
- **Treasurer's Report (Mary)**
 - No Treasurer's Report
- **Nominating Committed Report (JT)**
 - No Nominating Committee Report
- **Other Business**
 - **Rules & Regulations (Tessa)**
 - The Board voted unanimously to send the draft Rules and Regulations to the attorney for her review
 - **Pool Pump Timer(JT)**
 - JT has contacted High Sierra and they referred him to an electrical contractor who is the City's pool inspector. He will provide us with an estimate for a timer. He was supposed to do this by 7/12/15, but he has not gotten back to JT yet. JT will follow up with him.
 - **Mold Repair Update (Alan)**
 - Tabled until the August Meeting
 - **Playground (Heather)**
 - Tabled until the August Meeting
 - **Bridges (Alan)**
 - Tabled until the August Meeting
- **Date for Next Meeting: August 10, 2015**
- **Homeowner Forum**

Meeting adjourned at 8:31pm

Agenda Items for 8/10/2015:

- Pool Pump Timer (JT)
- Mold Repair Update (Alan)
- Playground (Heather)
- Bridges (Alan)

Attachments:

- 7/13/2015 Agenda

Respectfully Submitted,

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