

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
 Manager: Community First Management
 Company

Board of Directors:

Alan Murray (Term Expires: 2017)
 Andrew Dysart (Term Expires: 2015)
 Art Ray (Term Expires: 2015)
 Denee Harris (Term Expires: 2015)
 Donna Astern (Term Expires: 2017)
 Heather Murray (Term Expires: 2016)
 JT Fears (Term Expires: 2016)
 Mary Molloy (Term Expires: 2017)
 Tessa Dysart (Term Expires: 2016)

Executive Session called to order at 6:38pm

Present: Andrew Dysart, Alan Murray, Art Ray, Heather Murray, JT Fears, Mary Molloy,
 Tessa Dysart, Brian Reese (Community First Management)

Absent: Denee Harris

Open Board Position:

- The Board has had an open position since Courtney resigned January. The open position was posted in the Association's Spring Newsletter. Until recently, no homeowners had applied for this position. Donna Astern recently applied for this position. She submitted an application with answers to a questionnaire that was sent to her.
- The Board interviewed Donna Astern in Executive Session.
- The Board voted to appoint Donna to the open Board position that expires in 2017 (all Board members present voted in favor of appointing Donna: Andrew Dysart, Alan Murray, Art Ray, Heather Murray, Mary Molloy, Tessa Dysart)

Executive Session concluded at 7:20pm**Meeting called to order at 7:30pm**

Present: Andrew Dysart, Alan Murray, Art Ray, Donna Astern, Heather Murray, Mary Molloy,
 Tessa Dysart, Brian Reese (Community First Management)

Absent: Denee Harris, JT Fears

Agenda

- **Approve 7/13/8/2015 Minutes**
 - All Board Members present voted in favor of approving the July 13, 2015 Minutes
- **President's Report**
 - **Transitioning to the Management Company (Tessa)**
 - Brian Reese, the President with Community First Management (CFM) was present to discuss with the Board and with Homeowners the services that will be providing to the Association.

- Brian presented that CFM will be able to help the Association save money in the following ways:
 - Realty packets
 - Collections
 - Violations
 - Audits
- **Collections/Payment Plans Update (Tessa)**
 - Almost all homeowners that have not paid their dues (or are on a pre-approved payment plan) have been turned over to collections. There are a few there were not due to admin issues (such as not receiving notice due to a mailing error). Tessa will work with CFM to correct these issues so that all non-paying homeowners will be turned over to collections in the near future.
- **Treasurer's Report (Mary)**
- **Nominating Committed Report (JT)**
 - Tabled until the next meeting.
- **Other Business**
 - **Budget (Tessa/Mary)**
 - The Board discussed the budget and the areas where we can save money for next year.
 - It appears that there will not be an increase in the Consumer Price Index for the previous year, and therefore, we will not be able to raise our dues for 2016
 - The High Sierra winter contract for the winterization of the pool is going to cost \$2550
 - The Board voted to approve the winter contract with High Sierra for \$2550
 - **Lawn Care Company (Tessa)**
 - We changed lawn care companies this past year to Magnolia Lawn Care due to quality issues that we had been having with our previous company
 - We have now been having multiple problems with Magnolia Lawn Care, including receiving violations from the City for areas that they have failed to properly maintain. We have also received numerous complaints from homeowners concerning their lack of proper lawn care.
 - We received another quote from A Cut Above the Curb for our Association
 - They quoted the Association at \$19,444 for the year with a discount of \$1,944.40 (10%)
 - The Board voted to fire Magnolia Lawn Care Company and to hire A Cut Above the Curb to handle our lawn care services
 - The contract with Magnolia will end on August 31, 2015.
 - CFM will send the notice to Magnolia
 - **Rules & Regulations (Tessa)**
 - At the last meeting we approved the changes to the Rules and Regulations, pending approval from our attorney

- The Attorney submitted the Rules back to the Board with minor recommended changes.
- The Board approved the new Rules and Regulations. They will go into effect on October 1, 2015 and will be published on the Association's website.
- **Annual Meeting (Tessa)**
 - Annual Meeting is Monday, October 19, 2015 at College Park Elementary
- **Pool Pump Timer(JT)**
 - Tabled until the next meeting
- **Mold Repair Update (Alan)**
 - There was no mold found in the office when the office was repaired, which is good because it could have been costly to remove mold
 - Alan is getting quotes to fix the sinks and the door to the pool pump room
- **Playground (Heather)**
 - Heather is trying to find someone that can install the playground. CFM will get quotes for installing the playground.
- **Bridges (Alan)**
 - Alan has tried to get quotes for repairs to the paths, but has not been getting responses from the contractors. He and CFM will meet with contractors to get quotes.
- **Paths (Tessa)**
 - The Board wanted to use reserve funds to repair more paths this year, but due to the costs to repair the pool, that is not likely to be feasible.
- **Architectural Committee**
 - The Board voted to approve a homeowner request to build a wooden split-rail fence.
- **Date for Next Meeting: September 14, 2015**
- **Homeowner Forum**

Meeting adjourned at 9:04pm

Agenda Items for 9/14/2015:

- Lawn Care Company (Tessa)
- Pool Pump Timer(JT)
- Fixing broken clubhouse sinks and pool pump room door
- Playground (Heather/CFM)
- Bridges (Alan/CFM)

Respectfully Submitted,

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