

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 6:43pm

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

Absent: *None*

Executive Session:

- **Finalizing the Budget**
 - Because there was almost no inflation last year, the Board is unable to raise dues for the 2016 year. Accordingly, the Board voted to keep dues at the current 2015 level.

Executive Session concluded at 7:50pm**Meeting called to order at 7:57pm**

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

Absent: *None*

Agenda

- **Approve 8/10/2015 Minutes**
 - All Board Members voted in favor of approving the August 10, 2015 Minutes
- **President's Report**
 - **Collections/Payment Plans Update (Tessa)**
 - CFM has received all information regarding delinquent accounts and is working on getting everything up to date in their system.
 - CFM is also working on getting onto all the accounts so that they can take over paying our bills.
- **Treasurer's Report (Mary/CFM)**
 - CFM is in the process of taking over our accounting and will be providing reports once they have been able to take an account of our finances.
- **Nominating Committed Report (JT)**

- The Nominating Committee has not received any nominations. They will continue to seek them. Donna will also post again an announcement on Nextdoor.com
- **Other Business**
 - **Lawn Care Company (Tessa)**
 - A Cut Above has started mowing the Association. They missed some common areas, but are working with us to make sure that they get all the common areas. So far they have been very easy to deal with and are very interested in making sure that everything is mowed correctly.
 - **Pool Pump Timer (JT)**
 - JT got a quote from A Dynamic Electrical Company to install a pool pump timer for \$285.00. A pool pump timer will help to save us money so that we don't have to run the pool pump 24-7.
 - The Board voted in favor of using A Dynamic Electrical Company to install a pool pump
 - **Fixing Broken Clubhouse Sinks and Pool Pump Room Door**
 - Alan received quotes for this and will send it out to the Board
 - **Playground (Heather/CFM)**
 - CFM will look into buying the playground for the clubhouse
 - **Bridges (Alan/CFM)**
 - CFM gave us quotes to get the bridges repaired from 1-800-Fix-Homes. They quoted us \$405.00, \$2503.88, and \$3825.00 to repair three different bridges within the Association. The Board will continue to investigate this issue in determining what needs to be done to keep the bridges in working order.
 - **Clubhouse Lighting (Alan)**
 - Alan is going to look into getting quotes for repairing the electricity and fixing the clubhouse lighting.
 - **Tennis Court Bid (Art)**
 - Art got a bid to resurface the tennis courts for \$12,464. The Board is not looking to resurface the courts at this point, but we were wanting to get a quote on file.
- **Date for Next Meeting: October 13, 2015**
- **Homeowner Forum**

Meeting adjourned at 8:43pm

Agenda Items for 10/12/2015:

- Pool Pump Timer (JT)
- Fixing Broken Clubhouse Sinks and Pool Pump Room Door (Alan)
- Bridges (Alan/CFM)
- Clubhouse Lighting (Alan)

Respectfully Submitted,

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