

Officers:

President: Heather Murray
Vice President: Donna Astern
Treasurer: Bryan Carl
Secretary: Tessa Dysart
Pool Director: *Vacant*
Maintenance Director: *Vacant*
Hospitality Director: *Vacant*
Architectural Director: *Vacant*
Manager: Community First Management
Company

Board of Directors:

Alan Murray (Term Expires: 2017)
Bryan Carl (Term Expires: 2018)
Charisse Keys (Term Expires: 2018)
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)
Vacant (Term Expires: 2018)

Meeting called to order at 7:30pm

Present: Alan Murray, Bryan Carl, Brian Reese (CFM), Donna Astern, Heather Murray, JT Fears (late), Mary Molloy, Tessa Dysart

Absent: Charisse Keys

Agenda

- **Approve 10/13/2015 Minutes**
 - All Board Members present voted in favor of approving the October 13, 2015 minutes.
- **Officer Elections (Executive Session)**
 - The Board went into Executive Session to vote on the officer positions. The following officers were elected:
 - President—Heather Murray
 - Vice President—Donna Astern
 - Secretary—Tessa Dysart
 - Heather Murray agreed to put up the meeting signs.
 - Treasurer—Bryan Carl
- **President's Report**
 - Heather called for a special meeting on Thursday, November 19, at 6:30 pm for the Board to discuss reserve spending. She asked all Board members to review the Reserve Study in preparation for the meeting.
 - All Board Members present voted in favor of a special meeting.
- **Treasurer's Report**
 - The treasurer report was included in the CFM packet.
 - The Board asked CFM to provide an itemized bill for their services
 - CFM asked when the PUD fee statements were due. Discussion ensued.
 - All Board Members present voted in favor of making the PUD fees due on March 1, 2016 next year.
 - Mary will contact the bank about getting the accounts into the new officers' names.
- **Other Business**
 - **Board Vacancy**
 - The Board discussed the existing Board vacancy and asked that the candidate being considered attend the special meeting.

- **Privacy Fence on Barnard Way**
 - The Board discussed a homeowner complaint about a privacy fence on Barnard Way. Heather and CFM will draft a response.
 - **House on Brynmawr Lane with Junk Outside**
 - CFM sent a letter to the house on Brynmawr that has junk outside of it.
 - **House with multiple cars**
 - The Board discussed a complaint about a house with excessive cars outside of it.
 - **Playground**
 - The Board discussed the proper time to install a playground. Several members raised concerns about the weather.
 - All Board Members present voted to postpone installing the playground until the Spring.
 - The Board also discussed the need to fix the fencing in the clubhouse area before installing the playground.
 - Alan received quotes from Best Way Fence for fencing off the pool.
 - After discussing multiple options, the Board asked Alan to get a few more quotes.
 - The matter was tabled.
 - **Fixing Broken Clubhouse Sinks and Pool Pump Room Door**
 - Alan is continuing to get quotes on this matter.
 - **Bridges**
 - CFM is continuing to get quotes on this matter.
 - **Clubhouse Lighting**
 - Alan presented a quote for installing lighting around the clubhouse. JT had a competing quote that included labor and materials.
 - The matter is tabled while Alan and JT pursue other quotes.
 - **Insurance**
 - All Board Members present voted to transfer to Nationwide for the Association Insurance.
 - **Lawn Care**
 - CFM reported that Magnolia has been paid, which hopefully completes our account with them.
 - CFM forwarded the homeowner complaint received today about the paths.
 - **Social Committee**
 - Donna discussed her plan to have a social committee for homeowners. The committee will meet on 11/22 to discuss events that they can host throughout the year.
- Date for Next Regular Meeting: December 14, 2015
 - Homeowner Forum

Meeting adjourned at 9:00pm

Agenda Items for 12/14/2015:

- Fixing Broken Clubhouse Sinks and Pool Pump Room Door (Alan)

- Fence Repairs (Alan)
- Social Committee (Donna)
- Bridges (CFM)
- Clubhouse Lighting (Alan)

Respectfully Submitted,

/s Tessa L. Dysart

Tessa L. Dysart

Secretary

Abingdon Village Homes Association