

# Abingdon Homes Village Homes

## Special Board of Directors Minutes

August 22, 2016

### Officers:

President	Heather Murray
Vice President	Donna Astern
Treasurer	Bryan Carl
Secretary	Vicki Nuvill
Pool Director	JT Fears
Maintenance Director	JT Fears
Social Director	Donna Astern
Hospitality Director	Charisse Keys
Architectural Director	Alan Murray
Manager (non-board)	CFM (Brian Reese)

### Board of Directors:

Heather Murray	Exp 2016
Donna Astern	Exp 2017
Bryan Carl	Exp 2018
Vicki Nuvill	Exp 2017
JT Fears	Exp 2016
Alan Murray	Exp 2017
Scott Astern	Exp 2018
Charisse Keys	Exp 2018
Sabrina Arehart	Exp 2016

Meeting called to order on August 22nd, 2016 7:32 pm

**Present:** Donna Astern, Scott Astern, Heather Murray, Charisse Keys, Sabrina Arehart, Vicki Nuvill, Bryan Carl, JT Fears, Alan Murray

**Absent:** all present

### Agenda:

- Lawn Care Company Selection – options presented and discussed:
  - Annual Lawn Care service –
    - Motion to table decision for 72 hours pending additional information for best and final quote. Motion was approved by all members present.
  - Deep Clean – options presented.
    - Motion tabled for additional information. Would like to include cleaning out the culverts. Motion was approved by all members present.
- Budget numbers were accumulated by the treasurer for his report.
- 2017 Reserve Budget – Discussed to put \$24,000 aside for the reserve fund. Additional funds can be added to the reserve, but they cannot be deducted.
  - Motion to table until September. Motion was approved.
- 2017 Budget
  - Discussion to increase PUD fees for next year. \$101 increase was discussed.
- Motion to increase the fees by \$101. Pending an opinion from the attorney, fees will be increased to \$475 per house. Motion was approved by the board members present.
- Pool passes – it is not the board's intention/goal to charge for pool passes next year.

- Legal Updates:
  - Fences – nothing we can do at this time. The loophole is not applicable. Our options are: Declaratory judgment @ cost of \$5,000 (approx.) or revise the documents which are up for revision in 2018 – this still requires approval from the HOA. Revising the documents will cost approx. \$7,000.
    - Motion to leave the fence issue alone for now. Motion was approved by the board members present.
- Project Update
  - Grills – to be complete within two weeks
  - Basketball goals/nets – to be complete this week.
  - Tennis courts – Sabrina ordered the paint. Heather will order the net. Heather already ordered the crank.
  - Traffic Calming – up for review.
  - Leak in the pump room – to be fixed soon
- Date for the next meeting 9/12/16

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

Vicki Nuvill  
Secretary  
Abingdon Village Homes Association