

Abingdon Homes Village Homes

Board of Director's Minutes
August 8, 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 8th, 2016 7:30 pm

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

Absent: JT Fears, Alan Murray - sick

Agenda:

- Approve Minutes
 - All Board Members present voted in favor of approving the July minutes.
- Treasurer's Report
 - Presented by Bryan. Reviewed monies spent for the month.
 - Received \$98,611.34
 - 89,716.53 in dues year-to-date. \$9,767.47 still outstanding.
 - Pool passes – 46 purchased
 - Operating Budget \$69,034.63
 - Reserve Budget \$14,400.82
- President's Report
 - Realty Packets -1
 - Update on future lawn care – CFM sent out 7 invitations. Four walked the property, 3 have agreed to provide bids. Waiting on official bids to come in (verbal quotes 38k+). Heather obtained a verbal quote (need formal) from Yard Masters. They have agreed to provide a deep clean including paths for \$5,000 and maintain the lawn care for \$18,000. The deep clean will come from Reserve Fund. Board to review all proposals once they are received. We will revisit via email.
 - Due Process Hearings – Adjourned to Executive Session to discuss. 2 homeowners showed. One stated condition was corrected prior to receiving letter. A board member will verify and take a photo as proof to send to CFM. The second homeowner has requested additional time to power wash his home. He was granted a 30 day extension.

- 2017 Budget – CFM will assist in preparation of the budget as a part of their contract. They will start putting this together now so we can work out the budget prior to our annual meeting. The board will hold a special session to write the budget.
- Vice President’s Report
 - CFM
 - Violations – 7 new violations were noted, 14 have been resolved. A lot of the new violations are inoperable vehicles. These are considered city code violations. CFM has contacted the city to drive through the community.
 - Adopt-A-Program – We have three streets which qualify for the program. Amherst/Auburn, College Park from Providence to Drew, Providence from Indian River to Military Hwy. The City requires cleanup at least 6 times per year with mandatory completion of reports. They provide supplies such as vests, gloves and bags. If necessary, they will pick up the trash bags. Framingham might adopt the rest of College Park (they have adopted their half of College Park.) Delilah’s Litter Club might adopt Providence. Donna signed up the HOA to adopt Auburn/Amherst.
 - Updates on the Hospitality Book – a meeting was held to clarify the rules and regulations. A checklist was created for events.
- Social Director’s Report
 - Labor Day Party – on target. Will need money for the pig one week prior to the party.
 - Lemonade with a Board Member – Quarterly event. Small turnout, but still a good opportunity to meet with our board.
 - National Night Out – Great Success! Heather was interviewed by the Virginian Pilot. She and Alan were also pictured in the article. The article is posted on our Facebook page.
 - Gardening Group – We’ve recruited a Master Gardener. There is a meeting scheduled Sunday @ 3pm to brainstorm. We have some wonderful neighbors who have agreed to help clean out and donate foliage for our flower beds.
- Hospitality Director’s Report
 - Club House rentals – Coming up with ideas to make our Clubhouse more appealing for rentals.
 - 4 welcome packet delivered
- Architectural Director’s Report – presented by Heather
 - Installation of grills – should be completed this week.
 - Repairing leak in the pool room – should be completed this week.
 - Securing the playground
- Pool Director’s Report – Presented by Heather
 - Lights around the pool – working on, 11 lights were out, only 1 out as of the meeting. Working on broken globes.
 - Metal Basketball nets – will order by the end of the week, JT has quotes via email. The cost was approved during last month’s meeting.
 - Second backboard installation – should be complete this week.
- Old Business
 - Speeding Signs – Sabrina had a phone meeting with Mr. Proctor w/City of Virginia Beach. We currently are not part of the program. Sabrina obtained enough signatures to request the sign. A formal email request will be sent by Sabrina to get the process officially

started. Mr. Proctor has agreed to come drive our street to find the best placement for a traffic counter. The counter will be put in place the 2nd or 3rd week of September.

- Tennis court nets – Sabrina obtained pricing for a new net and crank. Scott will verify/measure the current poles to verify 42' apart. The poles are concreted in place. Purchasing a set of poles/crank and net is not an option. Decision to be made by email after Scott provides measurements and further options for the crank.
- Path Sign Installation – tabled until September.
- Alarm System – tabled until after budget (November).
- Updates – Pet Waste Station, securing playground, securing picnic tables all complete.

- New Business

- Attorney Visit – Leilani w/Thomas Adams & Associates met with the board to discuss rehiring Thomas Adams & Associates. She discussed different hiring options and course of action for the fencing issue. Leilani will email a formal proposal for retainer vs as-needed pricing. The board will review and make a decision by email prior to the next meeting.
- Alarm – Simply Safe. Tabled until next month.
- Upcoming Elections – Sabrina, JT & Heather's terms are up this year. There will be four open positions: Heather, Alan, Sabrina & JT. Sabrina would like to stay on the board.
- Office Light – has been replaced
- Fire Extinguishers – Scott took the fire extinguishers for inspection. The one in the office is for a home. We need to replace.
 - Motion to replace the fire extinguisher with full size rechargeable (annual inspection) fire extinguisher from Hiller. Cost is \$71. Motion was approved by board members present.
- Painting Volleyball poles – complete
- Fire safe – Scott is checking into a used one for the office.
- Clubhouse answering machine – has been forwarded to ring directly to CFM.

- Homeowner Forum

- Couple homeowners attended – no issues

The meeting was adjourned at 9:06 pm.

Respectfully submitted,

Vicki Nuvill
Secretary
Abingdon Village Homes Association