

Officers:

Position	Name
President	Heather Murray
Vice President	Donna Astern
Treasurer	Bryan Carl
Secretary (Interim)	Alan Murray
Pool Director	(Vacant)
Maintenance Director	(Vacant)
Social Director	Donna Astern
Hospitality Director	Charisse Keys
Architectural Director	Alan Murray
Manager	Community First Mgmt. Co.

Board of Directors:

Name	Expires
Heather Murray	2016
Donna Astern	2017
Bryan Carl	2018
Alan Murray	2017
JT Fears	2016
Scott Astern	2018
Charisse Keys	2018
Tessa Dysart	2016

Meeting called to order on February 8, 2016 at 7:36pm

Present: Alan Murray, JT Fears, Donna Astern, Heather Murray, Scott Astern, Tessa Dysart

Absent: Bryan Carl (excused), Charisse Keys

Agenda:

- Approve Minutes
 - All Board Members present voted in favor of approving the January 11, 2016 minutes
- President's Report
 - CFM
 - No new complaints received
 - No new violations issued.
 - Water bill for pool was 373.00 dollars.
 - Heather is going to contact High Sierra to see if there is a reason for this. With all the work that has been done, this seems extremely high.
 - Coffee With a Board Member.
 - Not as good a turnout as hoped, however, it was a cold/rainy day.
 - Request verification of 2015 paid dues.
 - Sent letter to owner on Barnard Way verifying his payment of 2015 dues so that he could re-finance his home.
 - Meeting with CFM Discussion
 - Mostly discussed finances. They explained that the spreadsheets from CFM and Thomas & Associates will not match. CFM only handles current PUD fees and any accounts that were turned over at the time they were hired. Thomas and Associates handles old accounts.
 - We explained the issues/confusion with the way they are currently reporting to us and are working on a more transparent report.
 - We met Stewart Levine. He will be our main point of contact with for CFM. He will also be the person that will be doing the monthly site

- checks. His POC information was emailed out to the board.
- Neighborhood walk – violations and spending of reserve/operating budget.
 - CFM (Stewart Levine) met with Heather, Donna and Alan to do a site check. Note: it was asked that when meetings such as these are set, if they would be emailed to the board so any board member that wants to attend has the chance.
 - Several paths were walked to point out some bad sections of paths.
 - Culvert issues were looked at.
 - Stewart is going to contact someone he know in the city to see if culverts can be addressed.
 - Property at Brynmawr was looked at.
 - Thought at this time is to address issues of grass, trash, junk cars in driveways etc. and hold off on any fence issues.
 - Clubhouse was looked at with questions concerning what issues would be covered under Operating budget and which would be covered under Reserve budget.
 - Replacements done under reserve budget.
 - Repair done under operating budget.
 - CFM provided the form for requesting new fences for the association.
 - Pool fencing update
 - Meeting with High Sierra on 1/9/2016 at 1pm to review plan for fence around pool before moving forward.
 - Questions were once again brought up as to the issues concerning pool fencing and whether or not it was in violation of the covenants. It was the opinion of some members that city/state/federal code supersedes. However, to be diligent Heather will discuss with a qualified attorney.
 - Treasurer's Report
 - Presented by Heather Murray as Treasurer was sick. Reviewed monies spent for the month.
 - It was noted that High Sierra had not been paid. CFM stated that they had NOT received a bill from them. Heather will contact High Sierra to ensure that they are sending bills to CFM.
 - Old Business
 - Board Officer and non-Officer Vacancies
 - The Board considered the candidacy of Julius Fears as Pool/Maintenance Director.
 - All Board Members present voted in favor of approving Julius Fears candidacy.
 - Paths – signs and placement.

- Board is looking at purchasing “Use paths at your own risk” signs and having them installed at all path entrances as there are too many paths that need repair or replacement.
 - CFM is trying to get a quote to install these signs for when we decide to move forward.
 - Believe this to be a temporary “Stop-Gap”. We will still work on a plan to either remove, replace or repair identified paths.
 - Also brought up to have signs for litter/dog feces.
 - Discussion tabled until we have more data and quotes.
- Past PUD dues owed
 - There is an owner who owes approximately \$2982.92 and is requesting payments of \$75.00/month. This individual has set up payment plans before and has never paid. Their request to set up a payment plan was unanimously rejected by all board members present. We will move forward with attorneys to collect and attach liens the property.
 - Copies of CFM Architectural Review Form for fences.
 - Form for homeowners to fill out and return to CFM for any architectural changes was provided to the board. Form was emailed to all board members.
 - Board Member Suggestions
 - Donna presented suggestion for new signs for Community Cleanup. These were approved via email and purchased.
 - Suggested new board meeting signs that stand out better. Yellow and Blue. \$100/10 or \$130/20. Tabled for now.
 - Social Committee Update (Donna)
 - More people appear to be willing to get involved.
 - Original clean-up date was Easter Weekend. Changing date to April 9, 2016 with a backup date of April 16, 2016.
 - Donna requested that \$150.00 be allotted to social event for hot dogs, etc for Clean-up day. Vote passed unanimously.
 - Suggested the creation of a welcome package to all new residents.
 - Clubhouse/Pool Hit List
 - High Sierra sent a list of items that need to be addressed at the clubhouse/pool to bring it up to code for the health department. This list has been combined with J.T.’s list of work.
 - Heather will be breaking out the combined lists into smaller lists for repair and replace to be reviewed and addressed as possible.
 - Questions concerning CFM PUD Fee payments.
 - There were complaints that CFM is not taking partial payments. It was noted that the only partial payments that we have taken in the past were via check and not through an automated system. Our previous credit card payment option, PayPal only took full payments also.
 - There was a question of if/when a copy of the rules and regulations for the HOA were delivered to homeowners.
 - - Copies of Rules and Regs were sent out last year as well as posted on

website.

- Question on how often mail is being picked up as some mail was being delivered to past president's house.
 - Will check with Treasurer on frequency of pickup
- Question of if anyone has seen the Lawn care company has been out
 - Heather will call to verify winter schedule

Meeting adjourned at 8:45

Agenda Items for March 14, 2016

- Facebook Page Access
- Update on Fencing Quote (Alan)
- Clubhouse/Pool Hit List

Respectfully Submitted,

/s Alan D. Murray

Alan D. Murray
Acting Secretary
Abingdon Village Homes Association