

Abingdon Homes Village Homes

Board of Director's Minutes

April 11, 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	Community First Management Co

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
Tessa Dysart	Exp 2016

Meeting called to order on April 11, 2016 7:32pm

Present: JT Fears, Alan Murray, Donna Astern, Scott Astern, Heather Murray, Charisse Keys, Vicki Nuvill, Bryan Carl, Tessa Dysart

Prior to this meeting the board voted and approved by email to open the pool 5 days per week. Tessa voted No to opening the pool.

Prior to this meeting the board voted and approved by email to charge \$100 per household for pool passes. Tessa abstained.

Prior to this meeting the board voted and approved by email to have JT purchase the pool equipment required to bring the pool up to code for the 2016 season and be reimbursed by the association.

Agenda:

- Approve Minutes
 - All Board Members present voted in favor of approving the March minutes.
- Treasurer's Report
 - Presented by Bryan. Reviewed monies spent for the month.
 - Received \$29,000 in dues, \$65,384 received year-to-date. \$38,000 still outstanding.
 - Pool passes – 3 purchased so far. A new PayPal account has been set which is directly linked to the operating budget.
 - Operating Budget \$65,000
 - Reserve Budget \$22,000
- President's Report
 - CFM
 - No new complaints received.
 - 10 violations sent out.
 - Due Process Hearings – Prior to this meeting, Tessa informed the board Due Process hearings should be held for homeowners delinquent in their HOA dues prior

to revoking their rights to the amenities. The board requested additional information from CFM for clarification. Tessa filed a formal complaint against the board before CFM responded to the request. It was determined the board must hold hearings to suspend the rights of any homeowner whom is delinquent on their dues. They must be more than 60 days' delinquent. Notices will be sent by May 1st. It was suggested to hold the meetings on May 16th from 5-8pm.

- Motion on the floor to hold the hearings on Monday, May 16th 5-8pm. The Board Members voted in favor of this date and time.

- Vice President's Report
 - Neighborhood Walk – we have not had a recent walk w/CFM. Donna keeps an eye on vacant houses during her daily walks through the neighborhood to watch for new neighbors.
 - 5 Welcome packets have been delivered. Good feedback from new homeowners. It was suggested we include voter registration forms.
 - Betty contacted the city and was successful. The city cleaned out the culvert by College Park Elementary. She left a message about the downed tree. Thank you, Betty!
 - Community Cleanup – great turn out. Reviewed the areas that were focused on and enjoyed socializing with our neighbors over lunch.
- Social Director's Report
 - Coffee with A Board Member scheduled for this Sunday, April 17th, 2016 @ 3pm.
- Hospitality Director's Report
 - No new Clubhouse rentals.
- Architectural Director's Report
 - As previously discussed, we are going to do the Clubhouse repairs in phases. Phase I is complete.
 - Phase II will start sooner than planned. During repairs, it was found the ladies room heater wasn't connected in the wall. It was recommended we wait to replace the heater. \$300 credit for heater.
 - Motion of the floor to wait on heater replacement and apply the \$300 to another repair. Board members approved the motion.
 - Recommend putting the fan in the pump house on a switch and putting the light on a sensor.
 - Locks will be replaced on the building. Back door will have a separate lock/key so the life guard will have access to the restrooms.
- Pool Director's Report
 - We received a couple quotes for the electrical inspection. Dynamic \$275 and Relay Electric \$125. Relay Electric was referred by CFM.
 - Discussed the requirements for passing the health inspection.
 - Motion on the floor to use Relay Electric for the electrical inspection. The board members voted in favor of using Relay Electric.
 - Recommend we do the ground work for passing Health Inspection. This will save money.
 - Need to cover the GFCI plug outside the door with no power, replace with a plain cover.
 - Lifeguards need Pool Operator License which High Sierra provides.

- The Clubhouse may be required by the Health Dept. to have a land line. The current line is on blue tooth. JT will research current line requirements.
- Old Business
 - Pool Fencing Update – material on order. Fencing is due this week and should be installed within 10 days.
 - Clubhouse roof – Need additional bids. The approved contractor has failed to provide their W-9, COI and business license.
 - Path Sign Installation – tabled for now
 - Bridge Update – Bridge @ Bates started work today. We have one more to repair.
 - Playground Update – should be installed by the end of April.
- Homeowner Forum
 - Several homeowners attended the meeting with questions regarding the pool passes and to express their feelings about the fee. A copy of the budget was offered to homeowners in attendance. Since an increase in annual PUD fees was rejected at the annual meeting, the board had to come up with money to cover the expenses. The board felt a reasonable charge for pool passes was the only feasible solution.
 - A question was raised regarding access to the dumpster this weekend. It would be available on Saturday.

The meeting was adjourned at 9:15pm.

Respectfully submitted,

Vicki Nuwill
Secretary
Abingdon Village Homes Association