

Abingdon Homes Village Homes

Special Board of Director's Minutes
March 24, 2016

Officers:

President	Heather Murray
Vice President	Donna Astern
Treasurer	Bryan Carl
Secretary	Vicki Nuvill
Pool Director	JT Fears
Maintenance Director	(Vacant)
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 March 24, 2016 7:05pm

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

**Vicki Nuvill was voted in as Secretary by the board prior to this meeting.

Absent: Tessa Dysart – prior commitment with work

Agenda:

- Budget
 - Reviewed 2016 budget.
 - Surplus/Deficit \$-2,081.00 - not true based on previous information
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- Treasurer's Report
 - PUD Fees - \$59,906.88 paid to date
 - Current balance in operating funds \$61,700
 - Operating budget – carryover from 2015 \$9751.81

Heather and Donna spent two weeks reading through all of the documents in boxes from the beginning of the association. She found the community was established in 1968 as Coleman Farms. The pool permit was pulled in August 1972. The pool is considered an original asset, therefore, it must be maintained and stay an asset of the community.

- Pool Fencing Update
 - When trying to pull the permit, there was a problem with the fence. The diamonds cannot be more than 1 ¾" in size so it cannot be climbed. This revision has caused a delay in the installation and an increase in the cost. New cost \$13,060.86

- Due to the delay, cannot install by April 9th.
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- Playground Update
 - Recommended to wait on installation by 30 days – due to delay in fencing installation.

Motion on the floor – To do the following improvements in this order: 1 – install the pool fence, 2 – install the playground and 3 – remove the old fence. The motion was passed.

- Improvement Plans
 - Basketball Courts – repair/patch as needed, replace the backboards, hoops and nets.
 - Tennis Courts – replace the net and repaint the lines.
 - Volleyball – Posts need to be reset and put up the net.
 - Horse Shoes – Dig out the sand pits, set the posts in concrete.
- Bridge Repair
 - Quote submitted from Douglas Building & Deck (CFM recommended contractor)

Motion on the floor to approve the bridge repair by Douglas Building & Deck. The motion was passed.

- Pool Update
 - Received bid to open the pool 2 days per week \$12,000
 - Received bid to open the pool 5 days per week \$15,900
 - The following options were discussed to cover the cost of the pool:
 - Charge Pool Pass
 - Health violations need to be addressed prior to pool opening.
 - Electrician will be inspecting and providing a report.
 - JT provided a list of items need for the pool. Cost is quite a bit cheaper than High Sierra.

Moved to table a vote on the pool opening until next week.

- Clubhouse Repairs Update
 - Two bids were received – Douglas Building & Deck and Tytan Properties
 - Heather & Alan removed themselves from the meeting while the remaining members of the board discussed the two bids.

Motion on the floor to approve Tytan Properties for clubhouse repairs. Motion was approved with the following notes: Recommend the repairs be complete in phases beginning with the red/critical items. Tytan Properties will submit a new official proposal showing the timeline for completion. Critical items to be completed by April 9th.

The meeting was adjourned at 9:05pm.

Respectfully submitted,

Vicki Nuvill
Secretary

Abingdon Village Homes Association