

Abingdon Village Homes Association

Monthly Minutes

March 13, 2017

Officers:

President/Social	Donna Astern
Vice President/Social	Charisse Keys
Treasurer	Bryan Carl
Secretary	Vicki Nuvill
Pool Director	Johnnie Waters
Maintenance Director	Scott Astern
Architectural Director	Sabrina Arehart
Hospitality Director	Charisse Keys
Manager (non-board)	CFM (Ashley May)

Board of Directors:

Donna Astern	Exp 2017
Charisse Keys	Exp 2018
Bryan Carl	Exp 2018
Vicki Nuvill	Exp 2017
Johnnie Waters	Exp 2019
Vacant	Exp 2017
Scott Astern	Exp 2018
Sabrina Arehart	Exp 2019
Jordan Patterson	Exp 2019

Meeting called to order on March 13, 2017 7:31 pm

Present: Donna Astern, Bryan Carl, Johnnie Waters, Scott Astern, Vicki Nuvill, Charisse Keys

Absent: Sabrina Arehart, Jordan Patterson (work – excused)

Agenda:

- Approve February Monthly Minutes
 - Meeting minutes were presented for approval. Motion to approve the minutes, 2nd by Bryan the motion. Motion carried.
- Treasurer's Report
 - Reviewed monies spent the previous month and money taken in.
 - CFM Financial Report
- President's Report
 - Signed tax forms – no money due this year.
 - CA Seminar – Donna & Charisse attended. Received a lot of good information.
 - Motion to adjourn to executive session, 2nd by Vicki @ 7:42pm
 - Reviewed attorney's update, manager's report, and Due Process Hearings.
 - Motion to adjourn executive session, 2nd by Scott. Motion carried resumed board meeting 8:05pm.
 - Review Manager opinion to write off bad debt of previous homeowner. Motion made to accept manager and attorney's opinion. 2nd by Scott – motion carried.
- Vice President's Report
 - Verizon Hole Covers – Still have one missing on Providence.
 - Culverts – will call to check status
- Hospitality Chair
 - Clubhouse rentals – none
 - Welcome packets – 4
- Old Business
 - Board Vacancy – still looking for applications
 - Old heat/AC unit – posted on Nextdoor and Craigslist
 - Traffic Calming – City did not find the results we wanted them to find. We can request the study again.
 - Drainage – High Sierra waiting on CFM to find out where back wash goes in and out. Scott to continue working on this. Will need a Ditch Witch or Mini Excavator – Vicki to get a price.

- Drywall in office – tabled until warmer weather.
- Sign for swing set – Jordan working on pricing. Vicki will check with one her contacts as well.
- Rules for clubhouse rentals, raising clubhouse rental rate – Discussed rental rate, repairs and rules. Motion to raise the clubhouse rental fee to \$50 for 6 hours. 2nd by Donna. Motion carried.
- Pool passes – Discussed pool passes and costs. Pool passes will be \$100 per residence. Rules to follow. Johnny will have his operator license in April.
- Review Bids –
 - Motion to adjourn to executive session by Donna. 2nd by Scott. Motion carried @8:43pm.
 - Reviewed bids for bridge, barn roof and flooring.
 - Need bids for exterior double doors.
 - Motion to adjourn executive session. 2nd by Scott. Motion passes
- Motion to accept Douglas’ bid for the bridge replacement. 2nd by Bryan. Motion passed.
- Barn Roof – Donna to get with the attorney to discuss barn, costs and options.
- New Business
 - Board Training – Seminar \$59.00 on line training, 4 hours, 4-month access
 - Free Swim on Memorial Day – discussed free swim for all Abingdon residents. Motion made to allow all Abingdon residents to swim free on Memorial Day. 2nd by Scott. Motion carried.
 - Cleanup Day – April 8th
 - Dumpster – discussed costs. Motion made to approve dumpster for Cleanup Day. 2nd by Vicki. Motion carried.
 - Storage Closet – Anna’s husband has volunteered to replace the broken/warped shelf in the storage closet.
 - Gutters on Clubhouse – need bids replace
 - Lifeguard Chairs – need bids to replace.
 - Bridge behind Auburn/Bennington – get quotes to investigate costs
 - Action Items
 - Paint eaves on clubhouse – not assigned
 - Paint tennis courts – not assigned
 - Signs on paths “Walk at your own risk. Clean up after your dogs. Use by Abingdon Residents Only.” Metal – Vicki to price
 - Bryan suggested we replace the worst path –
 - Discussed 5-year plan to repair paths. – not assigned
 - March Monthly Task – Health Inspection
 - Need volunteers to help inventory equipment. After inventory, review list and condition of pool equipment with High Sierra.
 - Review CFM’s contract
- Homeowner Forum – no homeowners present

Motion to adjourn the meeting at 9:34pm. 2nd by Bryan.

Respectfully submitted,

Vicki Nuvill
 Secretary
 Abingdon Village Homes Association