

Officers:		Board of Directors:	
Position	Name	Name	Expires
President	Heather Murray	Heather Murray	2016
Vice President	Donna Astern	Donna Astern	2017
Treasurer	Bryan Carl	Bryan Carl	2018
Secretary (Interim)	Alan Murray	Alan Murray	2017
Pool Director	JT Fears	JT Fears	2016
Maintenance Director	JT Fears	Scott Astern	2018
Social Director	Donna Astern	Charisse Keys	2018
Hospitality Director	Charisse Keys	Vicki Nuvill	2017
Architectural Director	Alan Murray	Sabrina Arehart	2017
Manager	Community First Mgmt. Company		

Meeting called to order on September 12, 2016 at 7:32pm

Present: Heather Murray, Alan Murray, JT Fears, Donna Astern, Scott Astern, Charisse Keys, Bryan Carl, Sabrina Arehart

Absent: Vicki Nuvill (excused)

Agenda

- Approve Minutes
 - Heather made a motion to approve the September meeting minutes, Donna seconded the motion. All Board Members present voted in favor of approving the Aug 8, 2016 and the August 22, 2016 minutes
- Treasurer's Report
 - \$381 received from:
 - 1 Realty Packet
 - Legal Fee Reimbursement
 - Miscellaneous
 - \$248.13 expensed for:
 - Dog Cleanup Station
 - New Tennis Court Crank
 - Gardening
 - High Sierra: H/S was behind in payments due to H/S not sending bill to CFM as directed. Situation believed to be resolved. Payments for July/Aug/Sept made to H/S.
 - CFM Report
 - Power Bill for clubhouse almost doubled. Looking into the reason why.
 - Monthly \$3000.00 transfer to Reserve Account complete.
 - Currently dues owed to the Association – \$7008.80
 - Notices of liens drafted for homeowners in arrears and sent to AVHA President.
- President's Report
 - All notices of liens drafted were signed by the AVHA President.
 - Update on Lawn Care:

- LJ's Lawn Service was hired. 2 Contracts were presented.
 - Yearly maintenance contract was accepted and signed. Heather made a motion to approve the yearly maintenance contract. Donna seconded the motion. Board members present approved the motion.
 - Contract for the Deep Clean is being modified to better address some of the issues within the community. Hope to have this resolved by next week and will send out info to board via email once the new draft is complete. Overall initial look at lawn care is good. There was a question as to an area behind Bennington. Heather is meeting with homeowner on Sep 13, 2016 to get more information so she can submit data to LJ's Lawn Care.
 - 2017 Budget:
 - Complete Review of the proposed 2017 Budget.
 - Brought up that the issue of the concrete around the pool ladder should be addressed with the clubhouse repair funds and potentially the area at the bottom of the entrance steps to the pool gate.
 - Heather made a motion to approve the proposed budget, based on PUD fees increased to \$475.00. Donna seconded the motion. The board members present voted to approve the proposed budget for 2017 passed unanimously
- Vice President's Report:
 - Violations Report:
 - 9 Violation Issues Resolved in August
 - 2 2nd Violation Letters sent out.
 - 7 New Violation Letters sent out. (mostly for lawn)
 - Adopt – A – Street Program:
 - 1st Cleanup has taken place. Went very well. 55 lbs of trash cleaned up. Thank you to all that participated in helping keep our community clean.
 - Next Scheduled Clean day is September 16, 2016.
 - Labor Day Pig-Pickin' was a big success. 45 Homeowners attended. Food was great!
 - Sales from the day were \$150.00 which offset the community cost.
 - Monies turned in to Treasurer on 9/12/2016.
 - Gardening Club began on 9/10/2012. Front of clubhouse cleaned up. Weeding and pruning of areas around clubhouse were done. Thanks to all who participated.
- Hospitality Chair Report
 - Clubhouse was rented once in the month.
 - Welcome packets for 2 properties were attempted several times, but no one home.
- Pool Director / Clubhouse Maintenance:
 - All light globes around the pool have been updated. (JT Donated)
 - Basketball hoops finished.
 - Repair of pump room pipe not completed. Alan Murray will complete.
- Old Business
 - Speed Sign Petition. (Sabrina). Paperwork submitted. To raise the fine will take a city approval. Once all receives initial approval, then a new City form for signatures will be required for final approval.

- Tennis Court Painting. (Sabrina). Paint has arrived. Planning to complete painting in the first part of October.
- New Grills are installed. (Scott and Alan)
- Bush removal from Clubhouse (Scott)
- Fire Department Certification – complete. Will receive certification as soon as bill is paid.
- Heather made a motion to table Path Sign Installation indefinitely. Donnas seconded. The vote passed unanimously.
- Heather made a motion to table Alarm System Installation indefinitely. Donna seconded. The vote passed unanimously.

- New Business
 - Paperwork to be submitted to CFM for mailing for Annual Meeting:
 - Budget
 - Proxy Votes
 - Notice of 2017 PUD Fees
 - PUD Fee Payment Plan Options
 - Heather made a motion to remove the mailbox from clubhouse and make all payments go directly to CFM. Donna seconded the motion and board members approved unanimously.
 - Nominating Committee needs to be complete by Sep 15, 2016.
 - Clubhouse Electrical Work:
 - Received bids for work from Relay Electric LLC and M.G. Madera Electrical Service.
 - Heather made a motion to accept bid from M.G. Madera Electrical Service. Donna seconded it. The vote was passed unanimously.
 - Bridge Work
 - Received bids for work from Douglas Building & Deck and Tytan Properties, Inc.
 - Alan & Heather Murray stepped out for vote. Donna made a motion to approve Tytan Properties’ bids. Charisse seconded the vote. The vote was passed unanimously to accept the bids from Tytan.

- Agenda Inputs for October 11, 2016
 - Review old business
 - Prep for Annual Meeting

Meeting adjourned at 9:10

Respectfully Submitted,

/s/ Alan D. Murray

Alan D. Murray
Acting Secretary
Abingdon Village Homes Association