

2016 Annual Meeting Minutes
Abingdon Village Homes Association
October 17, 2016
College Park Elementary

Annual Meeting called to order at 8:00 p.m. with a quorum of Homeowners present in attendance.

Board Members Present: Heather Murray, Donna Astern, Bryan Carl, Charisse Keys, JT Fears, Scott Astern, Alan Murray, Sabrina Arehart, Vicki Nuvill.

Board Members Absent: *None*

Community First Management: Jennifer Copeland

Thomas Adams & Associates, Attorney for the AVHA: Leilani Adams

I. Introduction of the Board

- **Heather Murray** – President (Term Expires: 2016)
- **Donna Astern** – Vice President (Term Expires: 2017)
- **Treasurer** - Bryan Carl (Term Expires: 2018)
- **Secretary** – Vicki Nuvill (Term Expires: 2017)
- **Pool Director** – JT Fears (Term Expires: 2016)
- **Architectural Director** – Alan Murray (Term Expires: 2017)
- **Hospitality Director** – Charisse Keys (Term Expires: 2018)
- **Board Member** - Sabrina Arehart (Term Expires: 2016)
- **Board Member** - Scott Astern (Term Expires: 2018)

II. President's Report

A. 2016 Accomplishments

Reserve Funding – The board continued to fund the reserve fund monthly and completed the following improvements:

1. Tennis Court – uncovered the courts, replaced the net and crank. Repainting is planned soon.
 2. Basketball Court – Replaced the backboard, hoops, nets and repainted the lines.
 3. Pool – New fence, replaced the foot marker tiles, chlorinator, one ladder and the diving board.
 4. Playground – New playground, and new infant swings.
 5. Volleyball court – New net.
 6. Clubhouse – Exterior: replaced membrane roof, exterior outlet, metal exterior door, exterior lights, pressure washed clubhouse, cleaned up flower beds, and landscape, Interior: New toilets, dispensers, baby changing table in men's room.
 7. Rec Area – New playground, infant swings, new pet waste station, (2) new grills, removed old picnic tables, refurbished the bike rack and horse shoe pits.
 8. Bridges – 5 bridges replaced this year
- a. Volunteers – 50+ volunteers this year!

1. Adopt A Street - Idea came from a homeowner suggestion at a monthly meeting. Donna contacted the city and the board adopted Amherst/Auburn Dr. Lawanda's group of young children picked up trash monthly.
2. Speeding on Auburn – Sabrina took on this project. Traffic calming -initial phase is complete, next phase to be initiated by the end of October.
3. Community Involvement – Holiday Lights Contest, Prettiest Yard Contest, Memorial Day Picnic, Labor Day Pig Pickin', Coffee with a Board Member, Welcome to the Neighborhood packets includes community maps and homemade treats, (2) Community Yard Sales, (2) Community Clean-up Days and a Cookie Exchange.
4. Neighborhood Watch – Maurice Washington presented the neighborhood watch program. Looking for participation and encourage neighbors to look out for each other.

B. 2017 Goals:

- a. Continue reserve repairs.
- b. More community involvement
- c. Begin working on revising our old documents to bring them up to date with Virginia Property Owners Act and other newer state or city regulations.

III. 2016 Budget Report

- A. Reviewed the budget report with homeowners, including income and expenditures.

IV. 2017 Budget Report

- A. Proposed Increase of \$101 was discussed with Homeowners. The increase has been temporarily suspended while the board confers with legal counsel. The board is seeking a declaratory judgment for clarification on PUD fees and fencing.
- B. The dues will increase to \$376.99. Pool passes will be required again next year.
- C. The proposed 2017 Budget was discussed with Homeowners.

V. Homeowner Forum

The board answered questions and concerns presented by Homeowners.

VI. Vote on Three Board Openings

- A. The following Board Members terms expired at today's meeting:
- a. Heather Murray
 - b. JT Fears
 - c. Sabrina Arehart
- B. The Nominating Committee has previously nominated Sabrina Arehart, Johnnie Waters to be nominees for the Board of Directors.
- a. The following were elected by secret ballot for three year terms:
- i. Sabrina Arehart (Term Expires: 2019)
 - ii. Lorraine Poborsky (Term Expires: 2019)
 - iii. Johnnie Waters (Term Expires: 2019)

Annual Meeting was Adjourned at 9:10 p.m.

Respectfully Submitted.

Vicki Nuvill
Secretary
Abingdon Village Homes Association