

**Minutes of the Board Meeting for
Farmington Village At Schramm's Crossing Homeowners Association, Inc.
October 21, 2008**

Attendance:

Rick Hase, President
Michael Bond, Vice President
Berna Sherlock, Treasurer
June McCoy, Secretary
Barbara Shaffer, American Community Management
Homeowners – Sign In Sheet attached

Call to order:

Rick Hase called meeting to order at 7:02 PM.

Minutes:

The minutes from the August 2008 and September 2008 Board of Directors meetings were approved without changes.

Open discussion

Rick Hase asked Barbara Shaffer to introduce Sergeant Pleasant, Corporal Bellis and Officer Colliers of the Anne Arundel County Police Department, Eastern District, Police and Community Together (PACT) Unit. Sgt. Pleasant explained the structure of the PACT and Tactical Narcotics Team (TNT) and how these teams service the Farmington Village community. She provided details of a recent arrest made at Seneca Terrace and Graystone for vehicular break-ins and informed the owners the arrest was made following an anonymous citizen call of suspicious activity in the area. A website address was provided as My Anne Arundel for citizens to search crime statistics in the area, which reflect a drop of approximately 100 incidents requiring police response from 2007. A brief questions and answers session with the community members followed.

The community watch committee report was unavailable. Rick Hase called for additional volunteers to serve on this committee, at which time Ed Thatcher, owner of 8157 Poinsett Terrace volunteered to organize a committee meeting.

Rick Hase called for the school redistricting committee report. Lane Sherlock, Green Ice Drive explained the most recent and most likely proposal would either keep Farmington Village students at Solley or put them into the Chesapeake feeder system. He also informed the owners present that the County's open hearings are scheduled for January 2009 and encouraged interested owners to attend the school redistricting committee meetings on Thursday nights held at the Clubhouse.

Rick Hase introduced Mike Laidley, owner of McDonogh Farms, a grounds maintenance/general contracting company that has submitted a proposal for the 2009 grounds maintenance contract. Mr. Laidley provided an overview of his company and presented a hard copy of his proposal to the Board.

An open forum was held following Michael Bond's request for comment on a possible 15% increase in assessments or a special assessment. Several townhome owners present inquired about the reasoning behind the townhome unit owners paying a higher assessment than the single family homeowners. One homeowner inquired about the cost of planting annuals at the entrance beds and expressed concerns about excessive spending.

Business meeting

June McCoy, Silverqueen Path, addressed the Board to express her interest in filling a vacancy. She presented her qualifications to serve on the Board and was unanimously appointed to fill the vacancy as Treasurer.

ACM was directed to provide a dollar figure of all invoices paid to JAMS and to email the figure to the Board.

The Board reviewed the grounds maintenance proposals and eliminated Lasting Impressions, Bay Area Tree Care and JAMS. The Board is still considering the proposals from AMJ, Mainscapes and McDonogh Farms.

ACM was directed to purchase and install two additional pet waste stations near Mountain Road at the end of Green Ice Drive past the last home and on the walking path.

The proposal from ScooperHero to service the waste stations was approved unanimously.

ACM was directed to pursue the field study with BGE to install additional lighting at the front and rear tot lots, determine the location of the existing BGE lights and investigate the current wattage. The Board also expressed an interest in improving the lighting near the rear pump house.

ACM was instructed to have the Clubhouse carpet shampooed.

The Board empowered ACM to reinvest the maturing CD's into the for 12-month certificates of deposit with a variety of institutions.

The Board allocated \$5,000 towards the replacement of street trees in the community, concentrating on Bell Tower Crossing, North Star and Green Ice. ACM was instructed to contact McDonogh Farms to perform this work.

The 2009 draft operating budget was reviewed. ACM was instructed to include additional funds for pool supplies.

Concrete sidewalk repairs were discussed and the Board decided to table this action item until spring for better weather conditions.

ACM was instructed to contact Nagle and Zaller for a legal opinion letter to address the many Rubbermaid sheds installed throughout the community in violation of architectural guidelines.

The Board decided to turn over one owner to Nagle and Zaller for failing to abate a fence in violation of architectural guidelines.

ACM was instructed to send a letter to Seneca for their correspondence.

ACM was instructed to have JAMS mow the grass at the townhome currently in violation of community guidelines for failure to maintain yard.

The written request from Silverqueen Path to waive a late fee charged to their account was approved.

Adjourn:

Meeting was adjourned at 10:17 p.m.

Submitted by Barbara Shaffer, American Community Management, Inc.