

Minutes of the Board Meeting for

Farmington Village At Schramm's Crossing Homeowners Association, Inc.

November 18, 2008

Attendance:

Rick Hase, President

Michael Bond, Vice President

June McCoy, Second Vice President

Berna Sherlock, Secretary/Treasurer

Barbara Shaffer, American Community Management

Homeowners in Attendance

Call to order:

Rick Hase called meeting to order at 6:55 PM.

Minutes:

The minutes from the October 2008 Board of Directors meetings were approved, contingent upon the change of office for June McCoy to Second Vice President.

Open discussion

Ed Thatcher, a homeowner and Chair of the Community Watch Committee (CWC) provided the Board with a brief status report. He is still attempting to locate the list of homeowners that originally volunteered to serve on the CWC. Mr. Thatcher also suggested a crime prevention day be held at Farmington Village and offered to organize a personal property etching/engraving service for homeowners. Dave Bohnsack, a homeowner and employee/representative of New York Life Insurance offered to make arrangements for a child safety fingerprinting program to be held simultaneously, through New York Life Insurance. Barbara Shaffer will contact the Sergeant Pleasant of the PACT Unit and the local Fire Department to inquire about participating. The Board will ask the Recreation Committee to assist with planning the Farmington Village Community Safety Day to be held on a Saturday in Spring 2009.

Business meeting

Michael Bond addressed the status of the current landscape contract and explained the Board was not satisfied with the level of service provided by the current grounds maintenance contractor, JAMS. Rick Hase made a motion to terminate the JAMS contract and execute a one-year grounds maintenance contract with

McDonogh Farms effective January 1, 2009. Michael Bond seconded the motion and the motion passed unanimously.

The Board also voted unanimously to execute a contract with McDonogh Farms for snow removal services, effective immediately and to expire at the end of the 2009 winter season.

ACM was directed to begin gathering information to purchase pool furniture including chairs, umbrellas and tables and tennis court nets. It was suggested that DRD may be able to assist and offer a discount to the Homeowners Association.

A brief explanation of the reserve fund allocation for physical reserve components and the proposed 2009 Operating Budget, which proposes a 10% increase in assessments. Rick Hase made a motion to adopt the proposed 2009 Operating Budget, which was seconded by Michael Bond. The motion passed unanimously.

Barbara Shaffer explained she continues to work with BGE to investigate the community streetlighting. It was determined the 39 streetlights BGE proposed to upgrade were located only in the townhome streets. The County assumes responsibility for the remaining street lighting, therefore the County will need to upgrade the lighting if the HOA decides to accept the BGE proposal for the townhomes, in order to keep the community lighting uniform. BGE will continue the field study to provide additional lighting off of the townhome electric source for the rear tot lot.

The Board reviewed the winterization checklist provided by DRD and discussed the fact the fountain line was not blown out due to possible issues with the underground poly line. The Board directed ACM to contact DRD for additional information and to report back to the Board ASAP. Michael Bond also requested ACM follow-up with DRD to make certain the guard chairs were winterized and asked about the status of the main drain conversion.

The Board voted to deny the Local Cub Scout Pack free access to the Community Clubhouse.

The Board accepted the verbal proposal from J & J Tree Removal to remove the dead 60' evergreen in common area behind 100 Earliana Court.

Rick Hase made a motion to approve the proposal from Kahline & Associates for year ending 2008 tax and audit services. Michael Bond seconded the motion, which passed unanimously.

Michael Bond will mark the areas off Green Ice and the clubhouse walkway for the pet station installation. Barbara Shaffer will have the pet stations installed once the areas are identified.

Michael Bond suggested the Board increase the pet station service dates from monthly to bi-weekly. Barbara Shaffer will notify Scooper Hero of the service change.

The Board decided to table any decision on the certificate of deposit that matures on 12/21 until the December meeting.

Michael Bond requested ACM contact Nagle and Zaller to inquire about a more timely delivery of the Collection Summaries to be included in the Management Reports.

Berna requested the Board determine the hearing schedule for the outstanding covenant violations previously submitted by the ARC. The Board decided to table any violation that could not be immediately abated due to the cold weather until February, and issue hearing letters for those that could be abated. The hearings will be scheduled for December 10, 2008.

The Board of Directors decided to schedule 2009 meetings for the second Tuesday of each month. Notice of the change will be placed in the budget letter.

Adjourn:

Meeting was adjourned at 8:37 p.m.

Submitted by Barbara Shaffer, American Community Management, Inc.