

**Minutes of the Board Meeting for
Farmington Village Homeowners Association, Inc.
January 15, 2008**

Attendance:

Ken Degruchy, President
Rick Hase, Vice President
Todd Lounsbury, 2nd Vice President
Michael Bond, Secretary
Erin Faul, Nagle & Zaller, P.C.
Rene Suarez, Community Association Manager

Meeting called to order:

Meeting called to order at 6:15 p.m. by Todd Lounsbury

Last Month's Minutes:

Meeting minutes were accepted

Open Discussion:

Erin explains the collection process once delinquent homeowners reach her office.

Erin suggested the following collection procedures:

1. Nagle & Zaller shall receive collection accounts after 45 days.
2. Lien warning letters shall be sent to the delinquent homeowners.
3. After 30 days, liens shall be filed if payment is not made.
4. Immediately upon the recordation of such liens, title reports shall be pulled and foreclosure actions shall be instituted.
5. The Board has waived the necessity of foreclosure feasibility letter. Title reports shall be reviewed by the attorney and, if questions arise, the attorney will communicate about specific cases with the Board, through Ken Degruchy, President.
6. Management has been authorized to sign all foreclosure documents and will confirm with the Board of Directors at the time of signing.
7. The Board will not except payment plans from any members.
8. The Board has instructed us to forgo the filing of lawsuits, unless necessity requires such action.

-Todd Lounsbury made a motion to adopt the collection procedures

-Second by Ken Degruchy

-Motion was unanimously approved.

The following proposals were signed by the Board President:

1. Standard Striping- Concrete repair on right side of clubhouse
2. BWI- Yearly service contract to maintain lighting system at both entrances.
3. Miller & Dodson- Reserve Study
4. Gardner Engineering Inc- Reserve Study

The Clubhouse Committee was formed. We currently have five volunteers on the committee. Donald Haslbeck will oversee operations.

G.W. Koch Associates, Inc. was scheduled to discuss a vacant lot near the Clubhouse. The representative did not attend. The Board has allowed them to re-schedule for February 19, 2008.

-Motion made by Mike Bond to write off the account for Deborah Hare in the amount of \$95.20.

-Second by Rick Hase

-Motion was unanimously approved.

The Board requested all delinquents as of February 1, 2008 to be emailed.

The Board requested all pool pass information be sent out in March.

Rene-contact DRD to discontinue adult swim and request Miguel as pool manager.

The Board discussed the 2006 and 2007 DRD contract amounts. Rene- pull 2006 contracts.

Tabled Topics:

The floor in the women's shower area will not be scheduled until 2009. The pool attendants will be responsible for squeezing the excess water during their hourly bathroom checks.

Lawn maintenance bill for corner lot on Bell Tower Crossing

Adjourn:

Meeting adjourned at 9:19 p.m.

Minutes prepared by Rene Suarez, Community Association Manager