

**Minutes of the Board Meeting for
Farmington Village At Schramm's Crossing Homeowners Association, Inc.
January 13, 2009**

Attendance:

Michael Bond, Vice President
Berna Sherlock, Treasurer
June McCoy, Secretary
Barbara Shaffer, American Community Management
Lane Sherlock, ARC Chairperson
Greg Morgan, Homeowner

Call to order:

Barbara Shaffer called the meeting to order at 7:03 PM.

Minutes:

The minutes from the December 2008 Board of Directors meetings were approved.

Business meeting

The meeting opened with an annual report from the Architectural Committee Chair, Lane Sherlock. Mr. Sherlock presented the Board with a spreadsheet outlining the 36 modification requests considered by the Committee in 2008. He also advised the Board that the Committee was currently operating with 3 members and are making plans for the spring inspection, including the creation of an inspection checklist. The walk-through is scheduled for May and the Committee requested a mailer be sent to each homeowner in April to advise them of the schedule and help promote repairs before the inspections begin.

Greg Morgan, a homeowner on Seneca Terrace, requested the Board re-consider the issue of reserved parking for the townhomes, parking violations and also requested the removal of an old signpost located between Trading Lane and Gray Stone Lane. The Board authorized Barbara Shaffer to have the sign post removed and informed Mr. Morgan they would attempt to survey homeowners with regards to the reserved parking issue.

The Board discussed plans to re-stripe the townhome parking lots in Spring 2009.

Michael Bond will provide a key to the guard shack for Custom Contractors to complete the repairs to the guard shack following two episodes of vandalism. Michael Bond and Berna Sherlock also stated they felt the Custom Contractor invoice for the installation of the pet stations was more expensive than expected and Barbara Shaffer agreed to speak with the contractor regarding the amount of labor spent on the project.

Michael Bond informed Barbara the second half of the Catherine Avenue island landscape lights were not working.

The Board considered the proposals to repair the vandalized metal halide floodlights at the Catherine Avenue entrance. BWI, McLaughlin Electric and A & J Electric all submitted proposals for the replacement of the lights, but all had different opinions of the quantity of the lights that needed to be replaced. The Board agreed the installation of steel cages should be considered after replacing the fixtures and asked Barbara to obtain a price for converting all the Catherine Avenue floodlights to compact fluorescent fixtures through A & J. Barbara will obtain the proposal and will forward to the Board via email for a decision.

Michael Bond requested Barbara contact McDonogh Farms, the new grounds maintenance contractor, for a written plan to improve the turf at the Catherine Avenue and North Star entrances to the community. The plan should include the appropriate time for a soil test.

The Board decided to poll homeowners in attendance at the 2009 Annual Meeting for feedback on the townhome street lighting upgrade, including the switch from wooden to metal poles and the reserved parking issue.

The Board authorized Barbara to invest the funds from the certificate of deposit at Severn Bank maturing on 2/1/09 to a 12-month certificate of deposit at an institution offering a competitive interest rate.

A discussion ensued about the fines issued to a particular homeowner in violation of Architectural Guidelines for a fence and comments made by the HOA's attorney regarding the fines imposed. Michael Bond motioned to abate the fines from December 1, 2008 to the date of acceptable modification of the fence, on or before April 30, 2008 following completion of the modifications. June McCoy seconded the motion and the motion passed with Berna Sherlock voting against. Rick Hase, who was absent from the meeting, submitted a proxy to Michael Bond for voting purposes.

Adjourn:

Meeting was adjourned at 8:21 p.m.

Submitted by Barbara Shaffer, American Community Management, Inc.